

ALPS VILLAGE SHOPPING CENTER

191 Alps Road, Athens, GA 30606



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	200,789 SF
Available SF:	8,000 - 10,000 SF

PROPERTY OVERVIEW

Alps Village Shopping Center is a premier Kroger anchored shopping center. Some of the tenants include: Kroger, Office Max, Sun trust, Schlotzsky's, Pet Supplies Plus, AT&T, plus many more. Most of the shops are in the top sales category of their brands. This space can be divided.

LOCATION OVERVIEW

High traffic area on both sides of the center, it's adjacent to St. Mary's Hospital. Less than 1.5 miles from the University of Georgia. Center enjoys a large student and established community customer base.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,526	20,943	37,856
Total Population	8,170	60,911	105,849
Average HH Income	\$53,805	\$51,906	\$52,986

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



ALPS VILLAGE SHOPPING CENTER

191 Alps Road, Athens, GA 30606



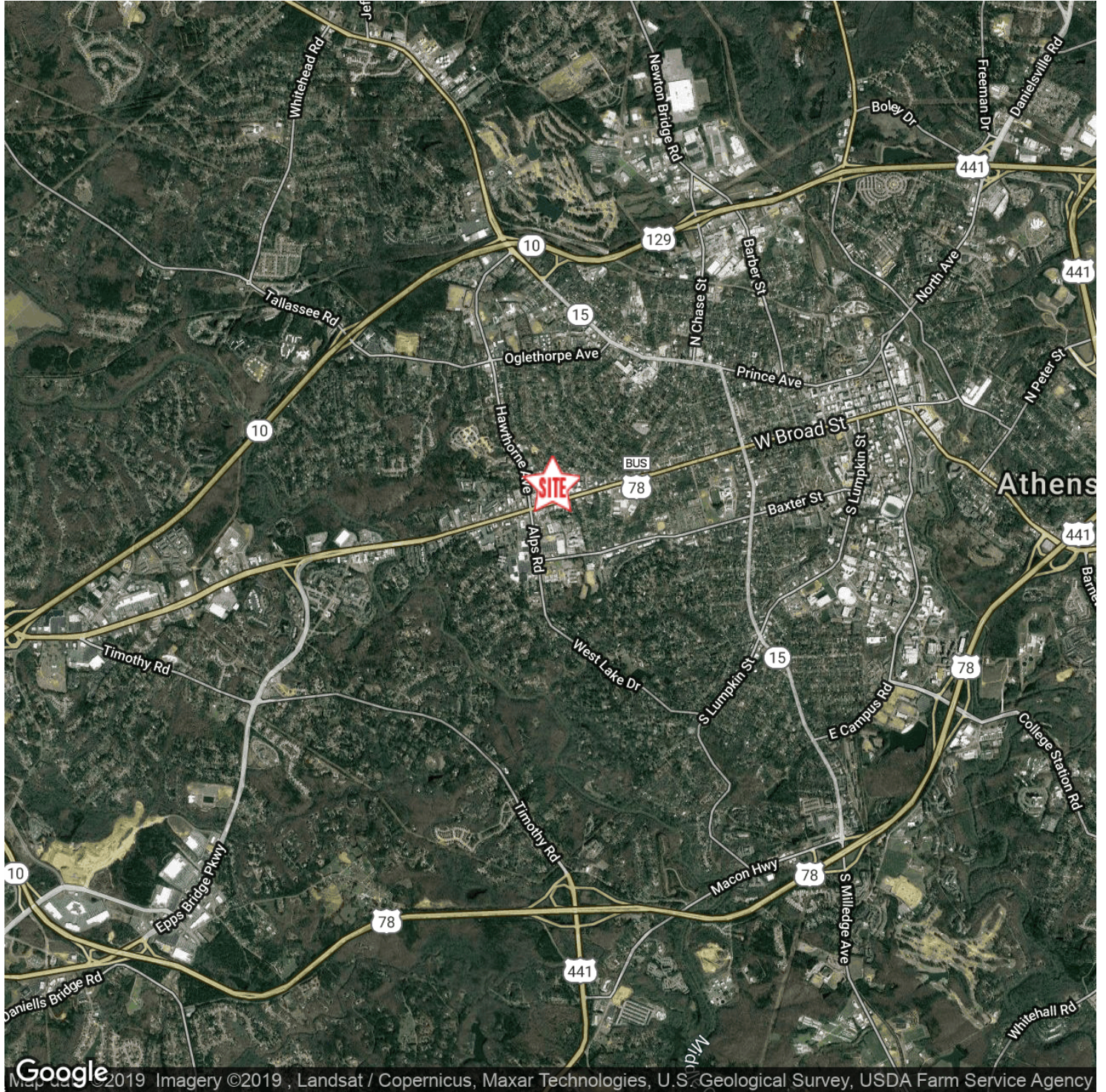
AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



ALPS VILLAGE SHOPPING CENTER

191 Alps Road, Athens, GA 30606



AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



ALPS VILLAGE SHOPPING CENTER

191 Alps Road, Athens, GA 30606



Google

Map data ©2019 Imagery ©2019, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

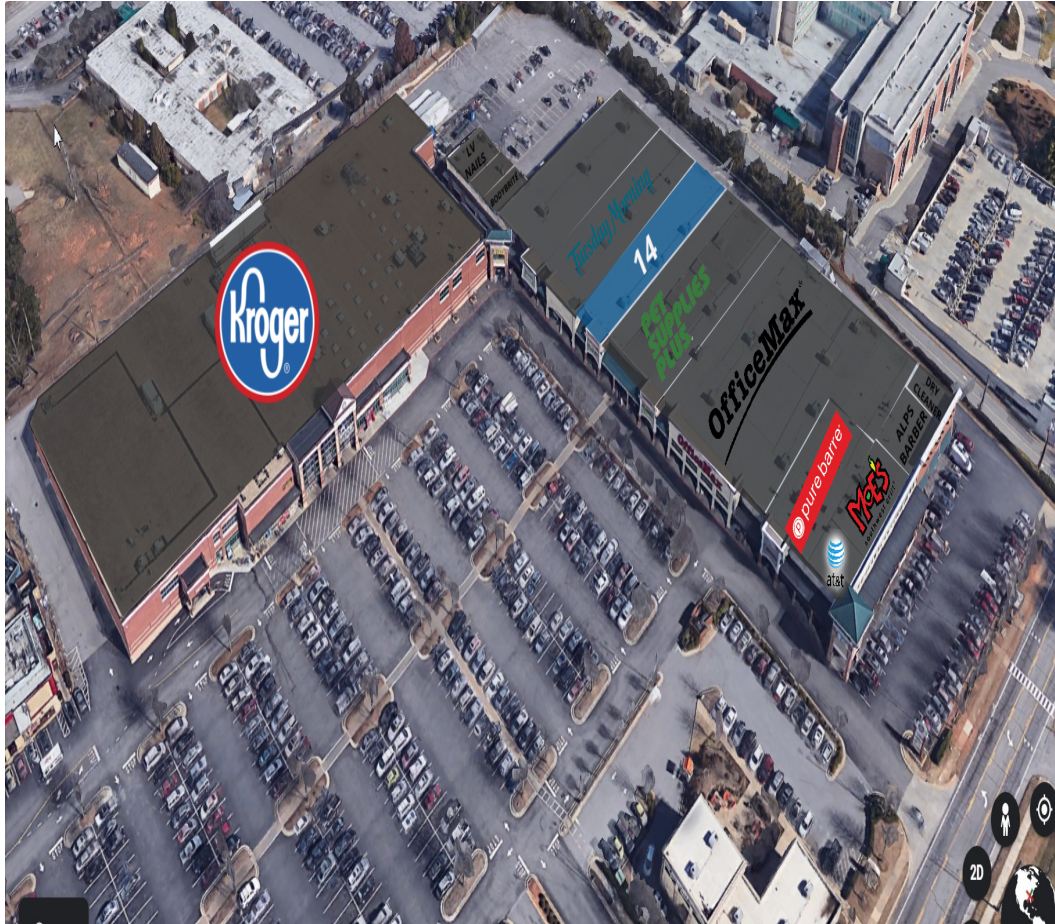
AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



ALPS VILLAGE SHOPPING CENTER

191 Alps Road, Athens, GA 30606



LEASED

AVAILABLE

LEASE TYPE NNN | TOTAL SPACE 8,000 - 10,000 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1-8	Kroger	82,727 SF	NNN	Negotiable	-
Suite 9-10	LV Nails	2,375 SF	NNN	Negotiable	-
Suite 11	Alps Nutrition	860 SF	NNN	Negotiable	-
Suite 12	Bodybrite	900 SF	NNN	Negotiable	-
Suite 14	Available	8,000 - 10,000 SF	NNN	Negotiable	Next to Pet Supplies Plus

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



ALPS VILLAGE SHOPPING CENTER

191 Alps Road, Athens, GA 30606

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 15	Pet Supplies	11,370 SF	NNN	Negotiable	-
Suite 16	Office Max	22,880 SF	NNN	Negotiable	-
Suite 17	Pure Barre	4,000 SF	NNN	Negotiable	-
Suite 18	AT&T	2,400 SF	NNN	Negotiable	-
Suite 20	Moes	2,006 SF	NNN	Negotiable	-
Suite 21	Alps Barber	2,500 SF	NNN	Negotiable	-
Suite 22	One Price Dry Cleaner	1,691 SF	NNN	Negotiable	-

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com

