

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

343 Dahlenega Street, Suite A  
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**POWELL**  
PROPERTY GROUP

# PARK 220 ATHENS

*Retail Property :*

220 WILLIAMS STREET, ATHENS, GA 30605

FOR LEASE

FACTORY STREET LOFIS

MARKET



# PARK 220 ATHENS

220 WILLIAMS STREET, ATHENS, GA 30605



## OFFERING SUMMARY

Lease Rate:	\$35.00 - 40.00 SF/yr (NNN)
Building Size:	28,000 SF
Available SF:	652 - 10,098 SF
Lot Size:	3.11 Acres
Year Built:	2023
Zoning:	DT
Market:	Downtown
Submarket:	UGA Campus
Traffic Count:	6,620

## PROPERTY OVERVIEW

28,000+ SF of 1st Generation Retail/Restaurant Space located on Campus at UGA.  
Attached to 157 residential units

## PROPERTY HIGHLIGHTS

- Located on UGA Campus- ,40,000+ students 37,000 faculty.
- GDOT: 6,620
- 100,000+ attendees per game-
- 3 X population on Game Days

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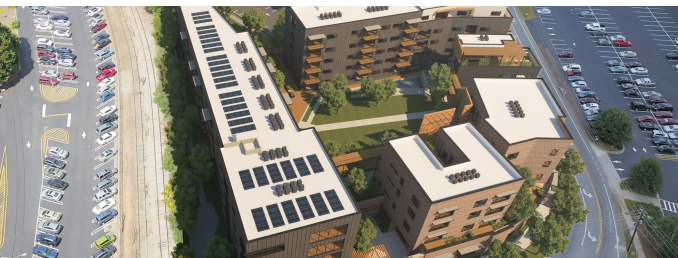
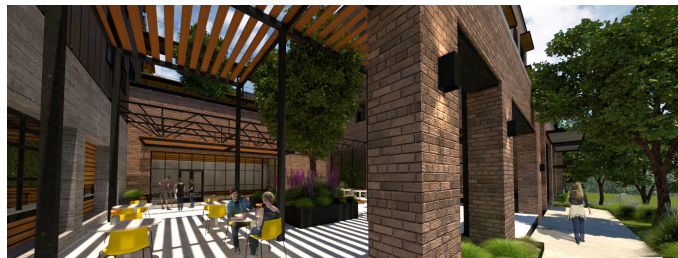
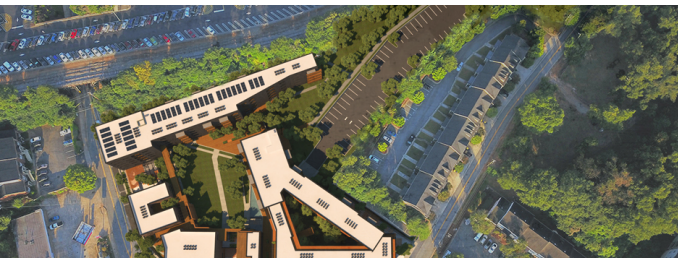
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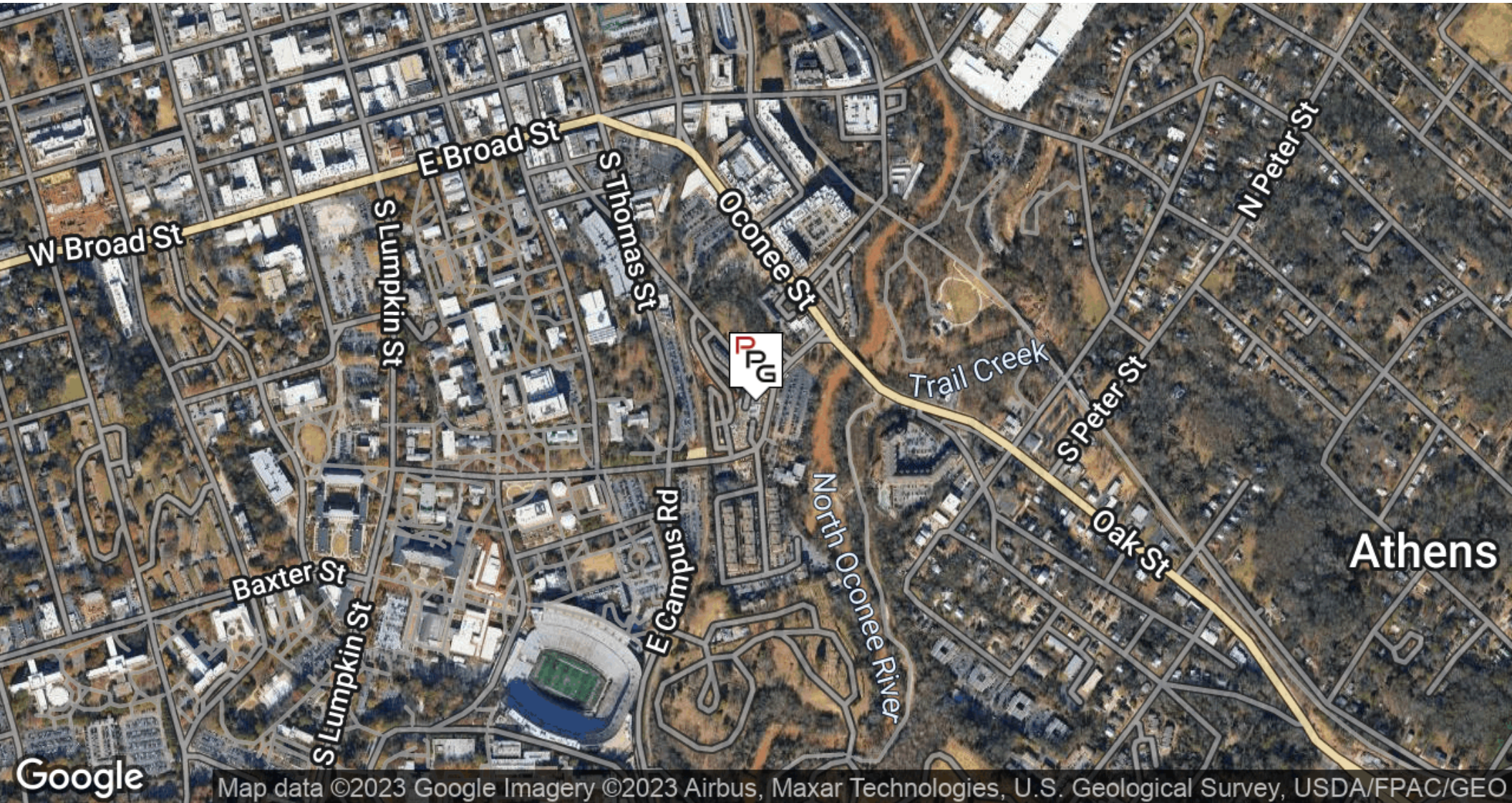
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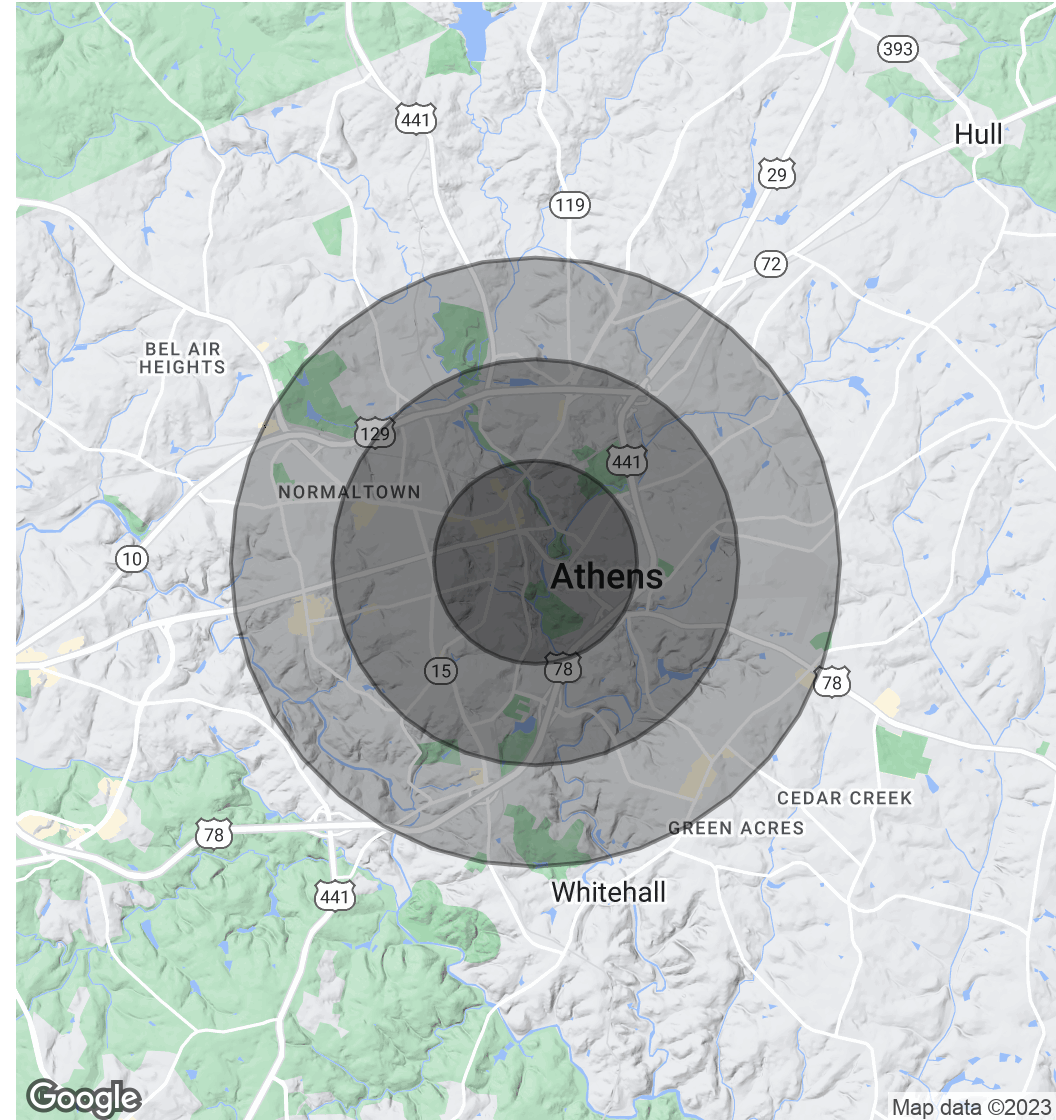
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,883	41,871	62,991
Average Age	22.9	25.8	27.9
Average Age (Male)	22.3	24.8	26.8
Average Age (Female)	23.5	26.4	29.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,225	15,835	26,398
# of Persons per HH	3.4	2.6	2.4
Average HH Income	\$32,185	\$45,022	\$49,336
Average House Value	\$188,275	\$192,243	\$178,409

*\* Demographic data derived from 2020 ACS - US Census*



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