



FOR LEASE

2,400 SF RETAIL @ THE FALLS OF OCONEE

8851 MACON HWY UNITS 301-303 ATHENS, GA 30606

EXECUTIVE SUMMARY

Premier Retail & Office Opportunity | The Falls of Oconee

The Falls of Oconee serves as a dominant neighborhood destination, capitalizing on unmatched local co-tenant synergy. Incoming tenants will immediately benefit from steady, built-in consumer traffic driven by established regional draws including Mama's Boy (one of the region's highest-grossing, award-winning breakfast locations), Amici, Dutchman's Designs, and Elle Cee's Salon.

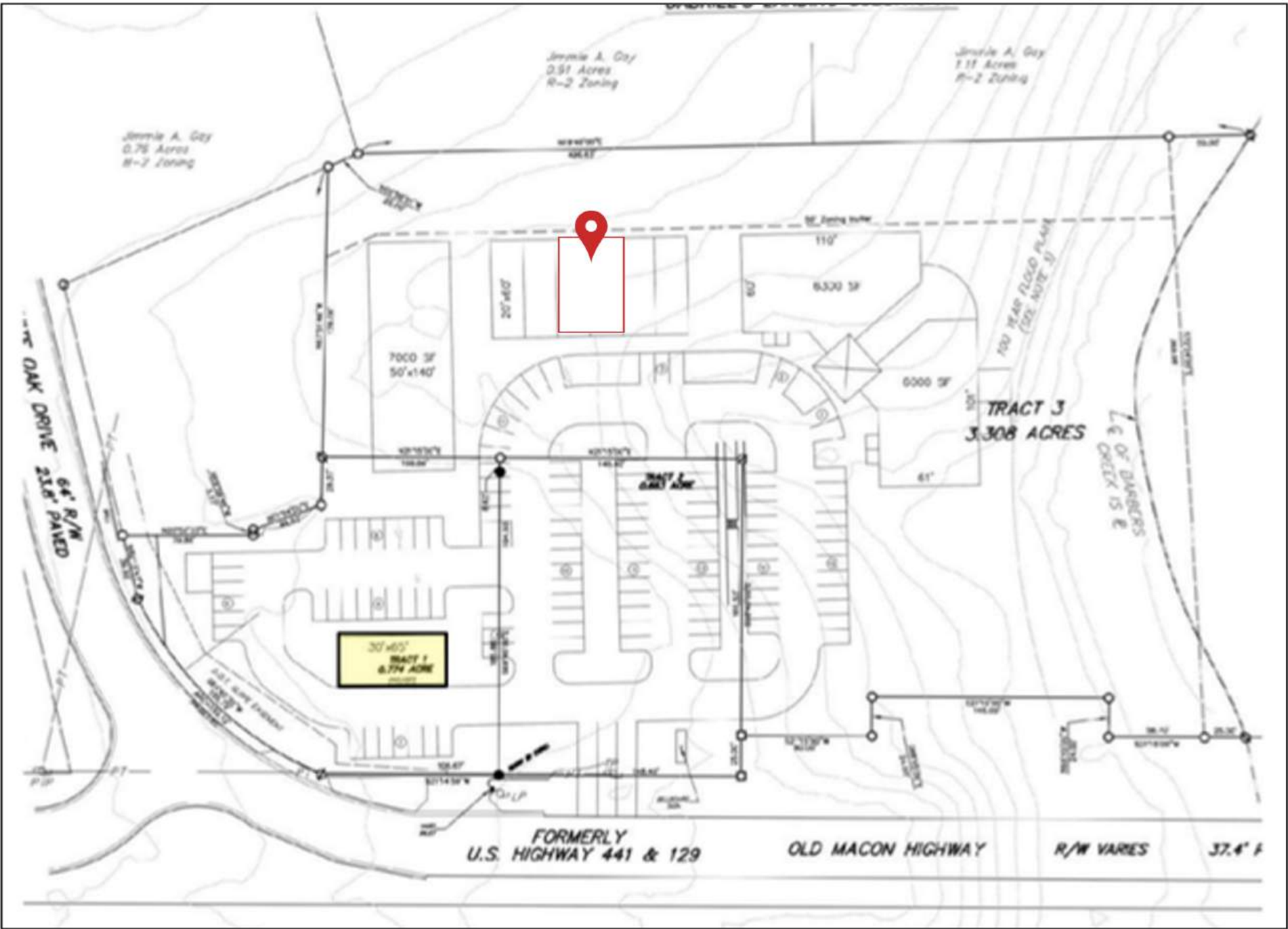
PROPERTY HIGHLIGHTS

- **Available Space:** 2,400 SF open-concept configuration.
- **Versatility:** Highly suited for high-end retail, creative or corporate offices, and showrooms.
- **Customer Base:** Situated opposite Athens Ridge luxury student/residential apartments and adjacent to the Puritan Mill townhomes, capturing significant immediate daytime and evening demographics.
- **Accessibility:** Exceptional, seamless transit access to primary regional arteries, including SR-10 (Athens Perimeter), US-78, and US-441.
- **Submarket Demographics:** Located in Oconee County, one of the most affluent and fastest-growing communities in Georgia.

Lease Rate \$22 PSF/YR
TICAM \$3.98 PSF/YR
Available July 1

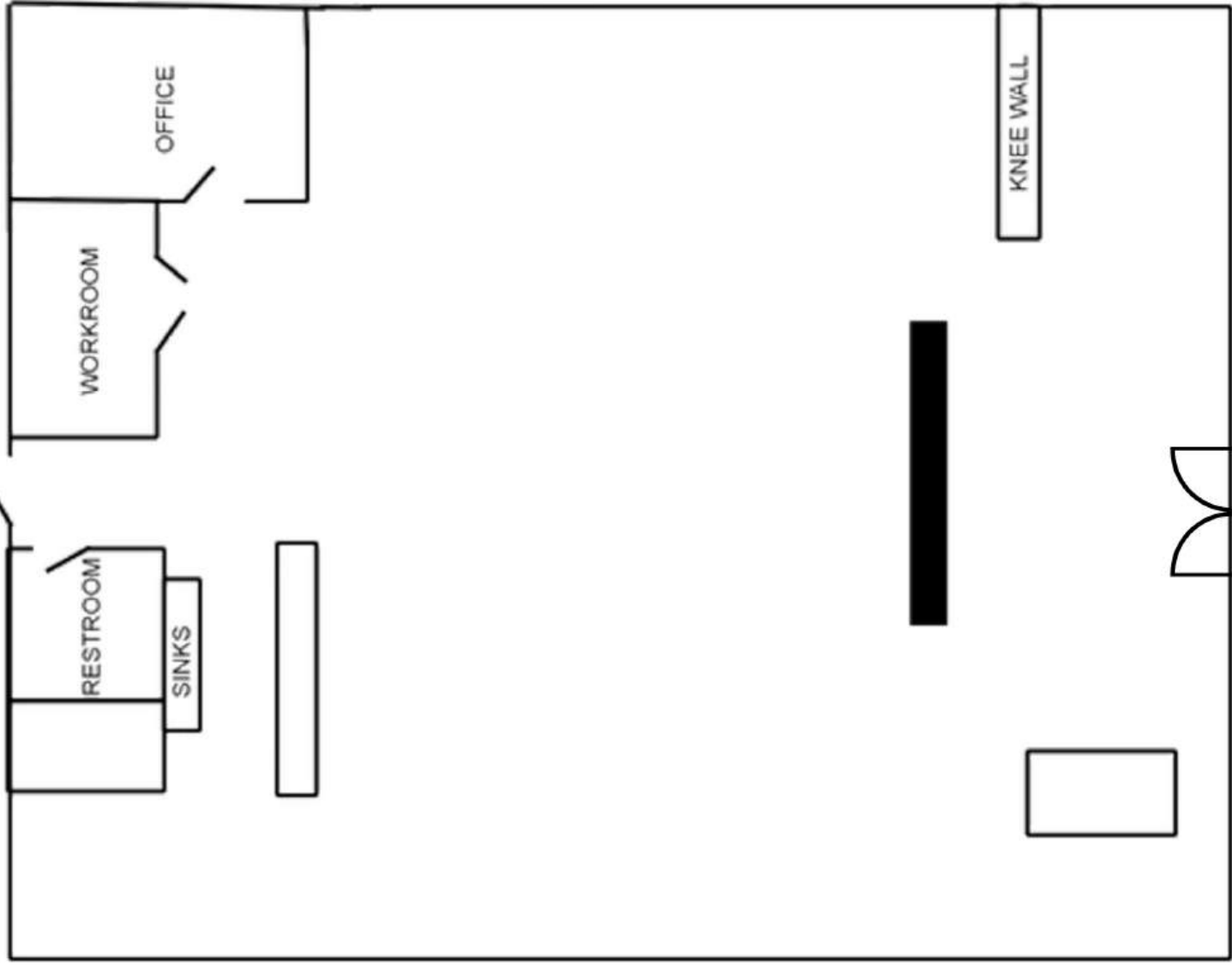


SITE PLAN



FLOOR PLAN

Floor plan is not to scale and is for illustrative purposes only.



60'

40'

FRONT

GALLERY



GALLERY



TRADE AREA



About The Area

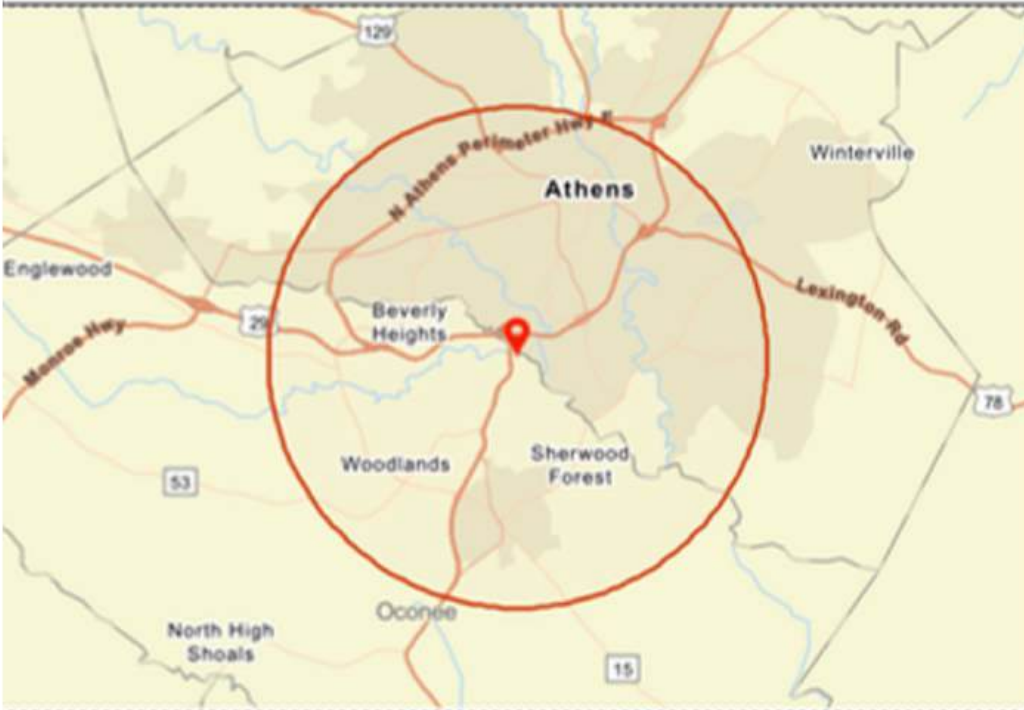
Located along the vital Macon Highway corridor just 60 miles outside of Atlanta, The Falls of Oconee sits within Oconee County but maintains an Athens address, offering tenants the dual benefits of Oconee's business-friendly municipality and the massive consumer draw of the Athens market.

Oconee County is widely recognized as an ideal place for living and working, with local leadership actively forming alliances to support sustained economic growth. The county provides a streamlined, accessible environment for doing business, and the Oconee County Chamber of Commerce provides robust support for local enterprises through networking, sponsorships, and community alliances.

- The total population is projected to exceed 117,000 by 2028, indicating continued residential expansion in this Athens–Oconee corridor.
- Retailers will be able to capture market share from both the dense student/young professional demographic of Athens–Clarke County and the affluent family base of Oconee County.
- Rapid, immediate access to primary commuting corridors, including SR-10 (Athens Perimeter), US-78, and US-441, provides access to regional transit, expanding the drive-time customer pipeline.
- The balanced mix of renters and homeowners creates a diverse and economically resilient market for users at The Falls of Oconee.

DEMOGRAPHIC SUMMARY

2025 Key Demographic Indicators (Esri)	
2025 Total Population	114,439
2025 Median Age	28.0
2025 Total Households	46,194
2025 Owner Occupied HUs	18,796
2025 Renter Occupied HUs	27,398
2025 Average Household Size	2.24
2025 Average Household Income	\$89,206
2025 Average Home Value	\$439,236
2025 Dom Tapestry Segment Name	Dorms to Diplomas



Expenditures	Average Spent	Total	Percent
Total Budget Expenditures	\$77,967.28	\$3,601,620,340	100.0%
Food	\$9,171.90	\$423,686,534	11.8%
Food at Home	\$5,866.01	\$270,974,411	7.5%
Food Away from Home	\$3,305.89	\$152,712,123	4.2%
Alcoholic Beverages	\$519.51	\$23,998,231	0.7%
Housing	\$25,847.73	\$1,194,009,809	33.2%
Shelter	\$21,212.00	\$979,867,032	27.2%
Utilities, Fuel and Public Services	\$4,635.73	\$214,142,777	5.9%
Housekeeping Supplies	\$2,117.63	\$97,821,607	2.7%
Household Operations	\$676.78	\$31,263,397	0.9%
Household Furnishings and Equipment	\$2,240.00	\$103,474,371	2.9%
Apparel and Services	\$1,985.71	\$91,727,839	2.5%
Transportation	\$9,008.25	\$416,126,888	11.6%
Travel	\$2,619.14	\$120,988,738	3.4%
Health Care	\$5,684.25	\$262,578,384	7.3%
Entertainment and Recreation	\$3,135.71	\$144,850,928	4.0%
Personal Care Products & Services	\$843.49	\$38,964,261	1.1%
Education	\$1,645.95	\$76,033,233	2.1%

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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