

ATHENS BUSINESS CENTER

2440 W Broad St, Athens, GA 30606



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	30,240 SF
Available SF:	1,100 - 1,580 SF
CTI PSF:	\$4.34

PROPERTY OVERVIEW

Introducing 2440 W Broad St, a prime commercial space in Athens, GA, offering an ideal location for your business. With ample parking and excellent visibility, this location provides optimal exposure for your business. The property's proximity to major thoroughfares ensures convenient access for clients and employees. Discover the perfect setting to elevate your business at 2440 W Broad St.

SPACES	LEASE RATE	SPACE SIZE
Suite 3	\$22.00 SF/yr	1,100 SF
Suite 9	\$22.00 SF/yr	1,580 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,705	19,576	36,577
Total Population	6,569	50,960	102,620
Average HH Income	\$55,970	\$57,808	\$55,004

AUSTIN SUMNER PROPERTIES

706.353.1039

brokerage@as-prop.com



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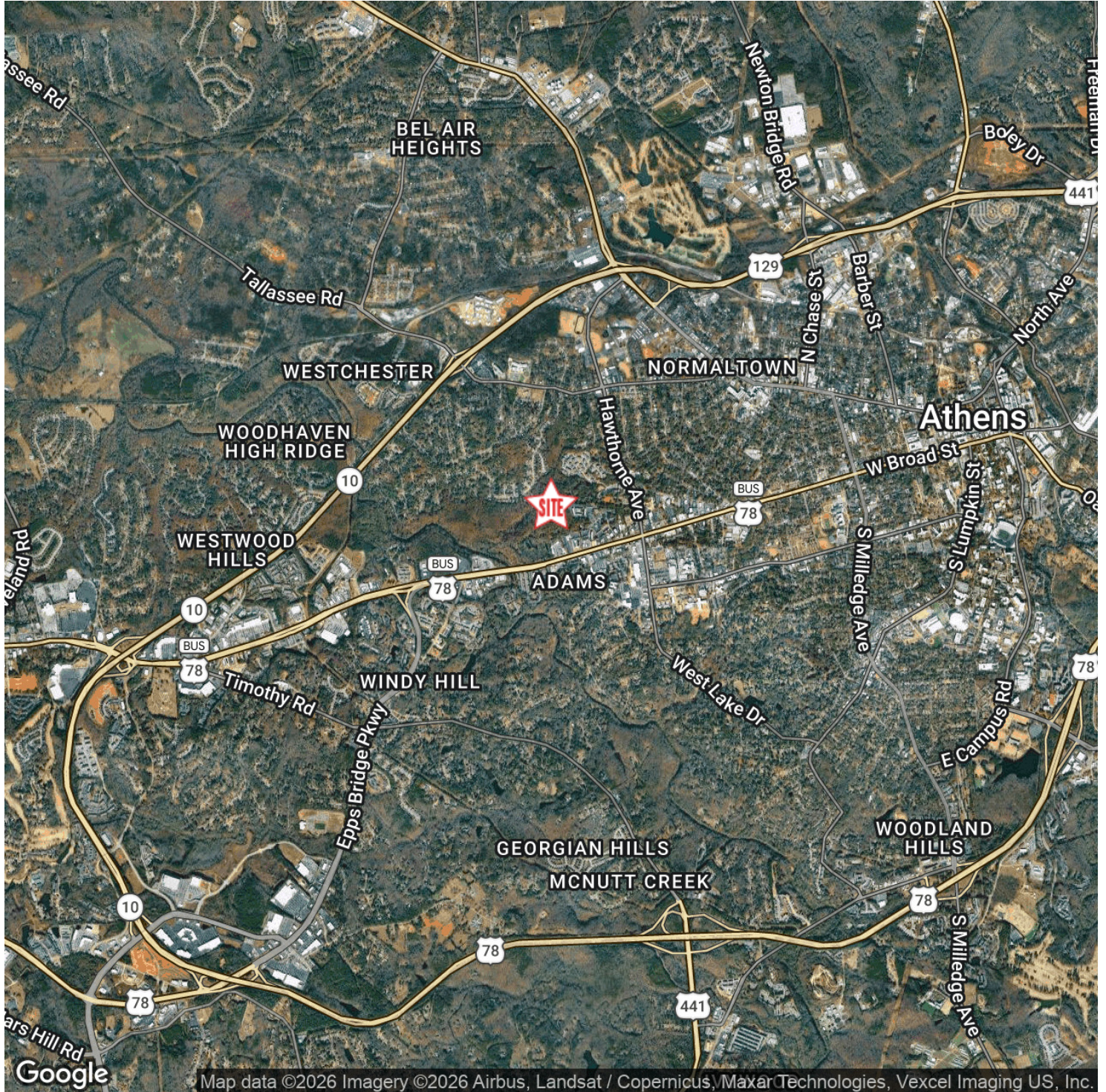
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LEASED

AVAILABLE

LEASE TYPE NNN | TOTAL SPACE 1,100 - 1,580 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$22 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1	Miracle Ear	1,100 SF	NNN	Negotiable	-
Suite 2	Hair Sessions	895 SF	NNN	Negotiable	-
Suite 3	Available	1,100 SF	NNN	\$22.00 SF/yr	-
Suite 4	City Nails	1,095 SF	NNN	Negotiable	-
Suite 5-6	City Nails	2,230 SF	NNN	Negotiable	-
Suite 7-8	Kumo Sushi	4,410 SF	NNN	Negotiable	Restaurant Coming Soon
Suite 9	Available	1,580 SF	NNN	\$22.00 SF/yr	-
Suite 10	AOC	3,240 SF	NNN	Negotiable	-
Suite 11	Gridiron Golf	2,552 SF	NNN	Negotiable	-
Suite 12	Rhuben Williams d/b/a Strength and Strike Fitness	2,338 SF	NNN	Negotiable	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 13	Edward Jones	1,200 SF	NNN	Negotiable	-
Suite 14	Noble Finance	1,200 SF	NNN	Negotiable	-
Suite 15	Sew Gloria	1,100 SF	NNN	Negotiable	-
Suite 16	-	1,200 SF	NNN	Negotiable	-
Suite 17	Dolphin Drive Shop	1,000 SF	NNN	Negotiable	-
Suite 18-19	Blind Pig	4,000 SF	NNN	Negotiable	-

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