

FOR LEASE



8851 MACON HWY UNIT 309 ATHENS, GA 30606

1,200 SF RETAIL @ THE FALLS OF OCONEE

\$22 PSF/NNN

\$3.98 PSF/YR TICAM



ATLAS
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

Atlas Real Estate Advisors is pleased to present a premier retail/office leasing opportunity in The Falls of Oconee, located at 8851 Macon Highway.

Unit 309 is approximately **1,200 SF** of high-quality retail/office space. The current configuration is well suited for retail, office, service, or showroom users and features an open floor plan that allows for flexibility in use and build-out.

Prospective tenants will benefit from the center's strong identity, ample on-site parking, and co-tenant synergy with established eateries and specialty retailers like **Mama's Boy, Board & Brush, Dutchman's Designs & Elle Cees Salon**, that have helped position The Falls of Oconee as a neighborhood destination. The property is located directly across from **Athens Ridge** apartments and adjacent to **Puritan Mill** townhomes and is convenient to Route 10, Highway 78, and Route 441, providing easy access from both **Athens and Oconee County**.

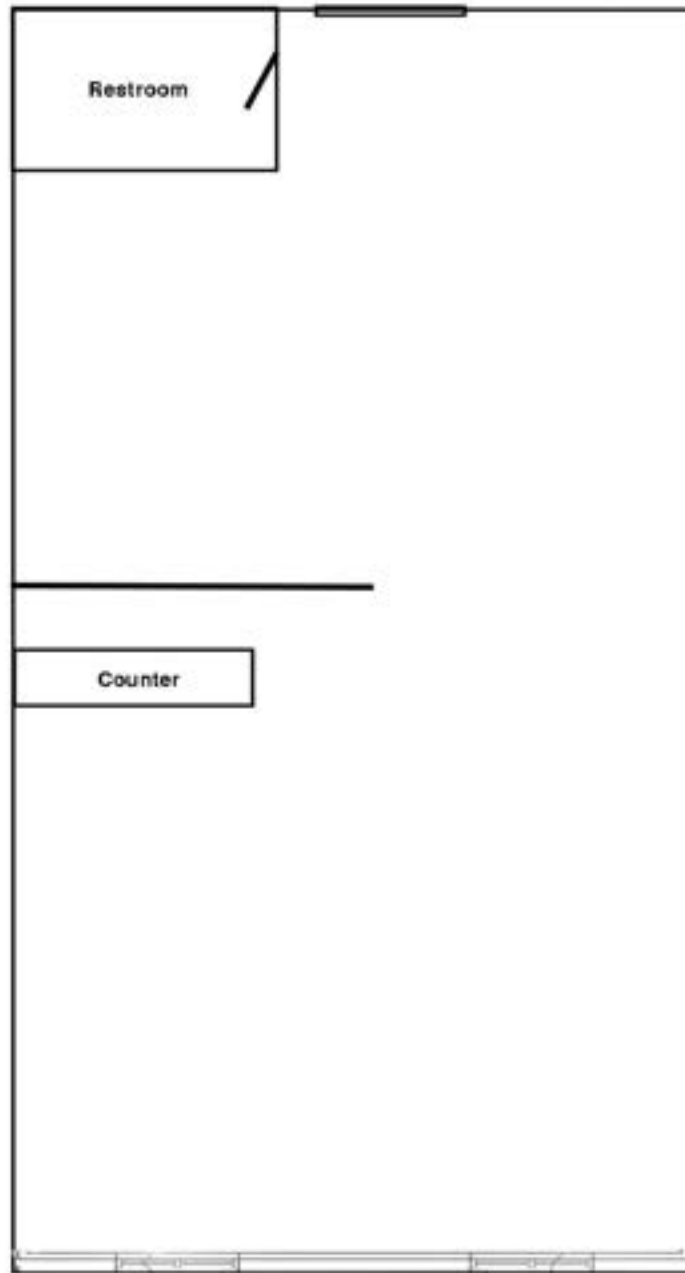
Property Highlights

- ±1,200 SF retail/office space
- Open floor plan
- Ideal for retail, office, service, or showroom users
- Ample on-site parking
- Convenient connections to Route 10, Hwy 78, and Route 441

LEASE RATE \$22.00 PSF/YR NNN
TICAM \$3.98 PSF/YR



FLOOR PLAN



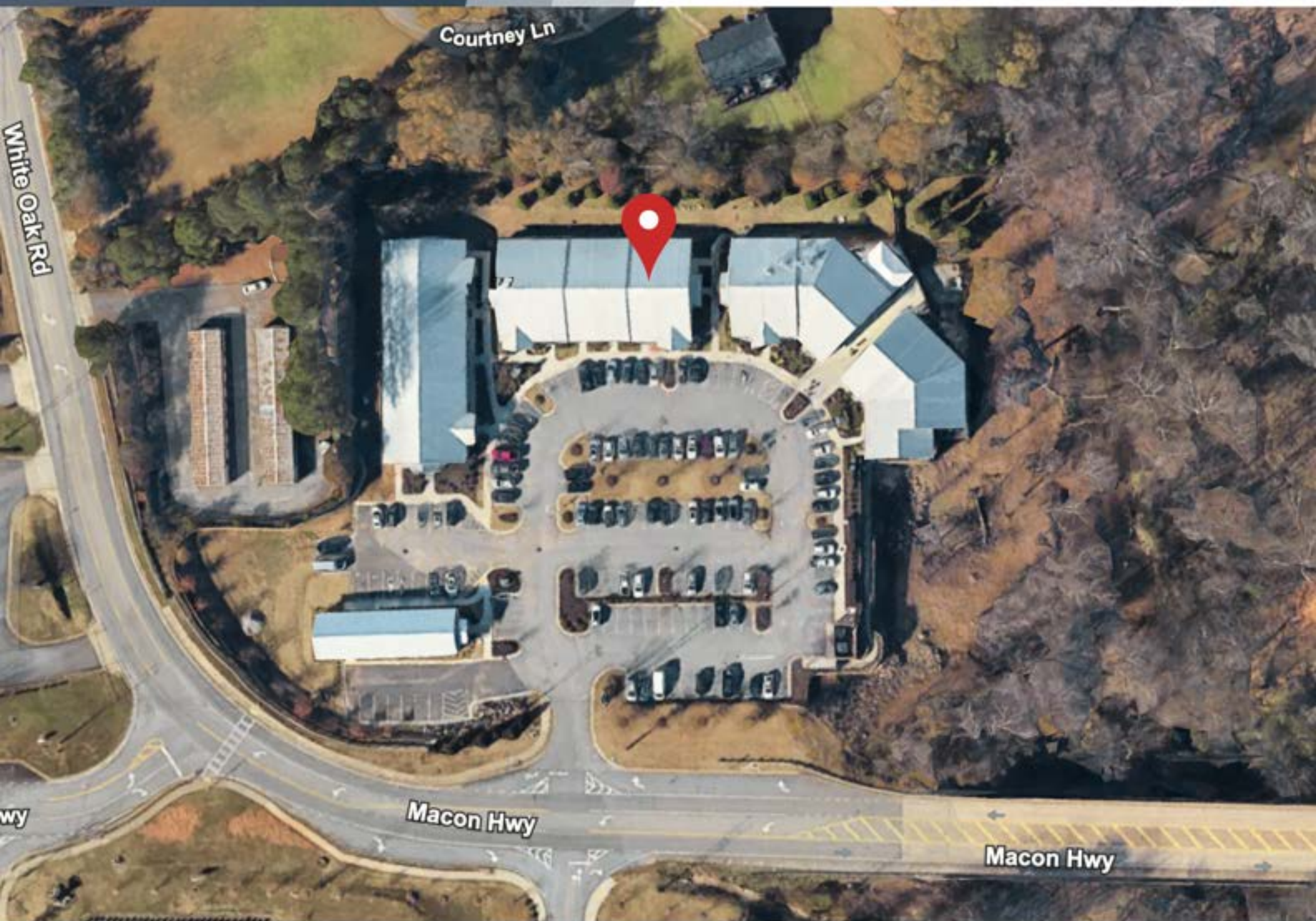
60'

20'

GALLERY

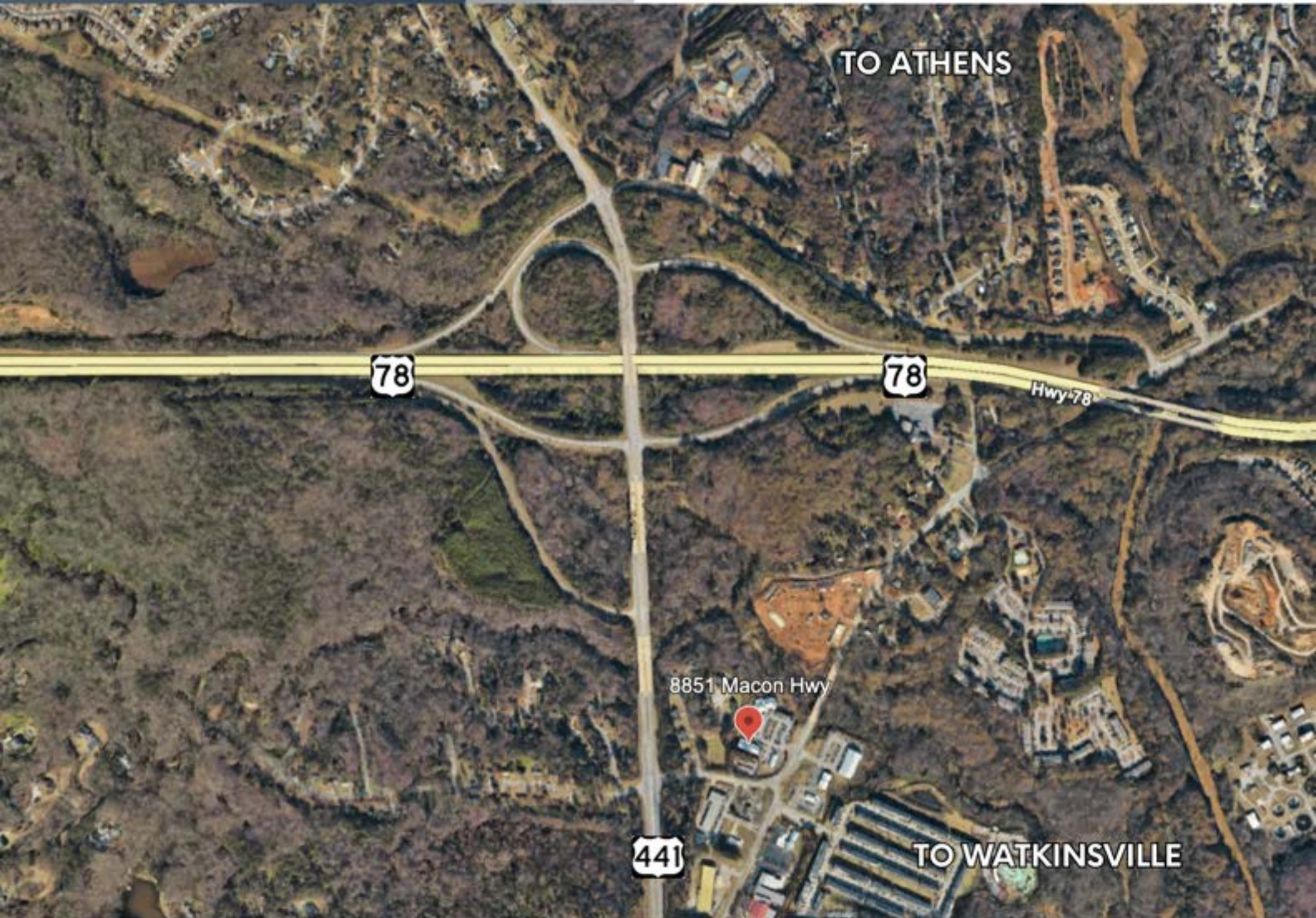


LOCATION



1091 FOUNDERS BLVD., SUITE B, ATHENS, GA

LOCATION



TO ATHENS

78

78

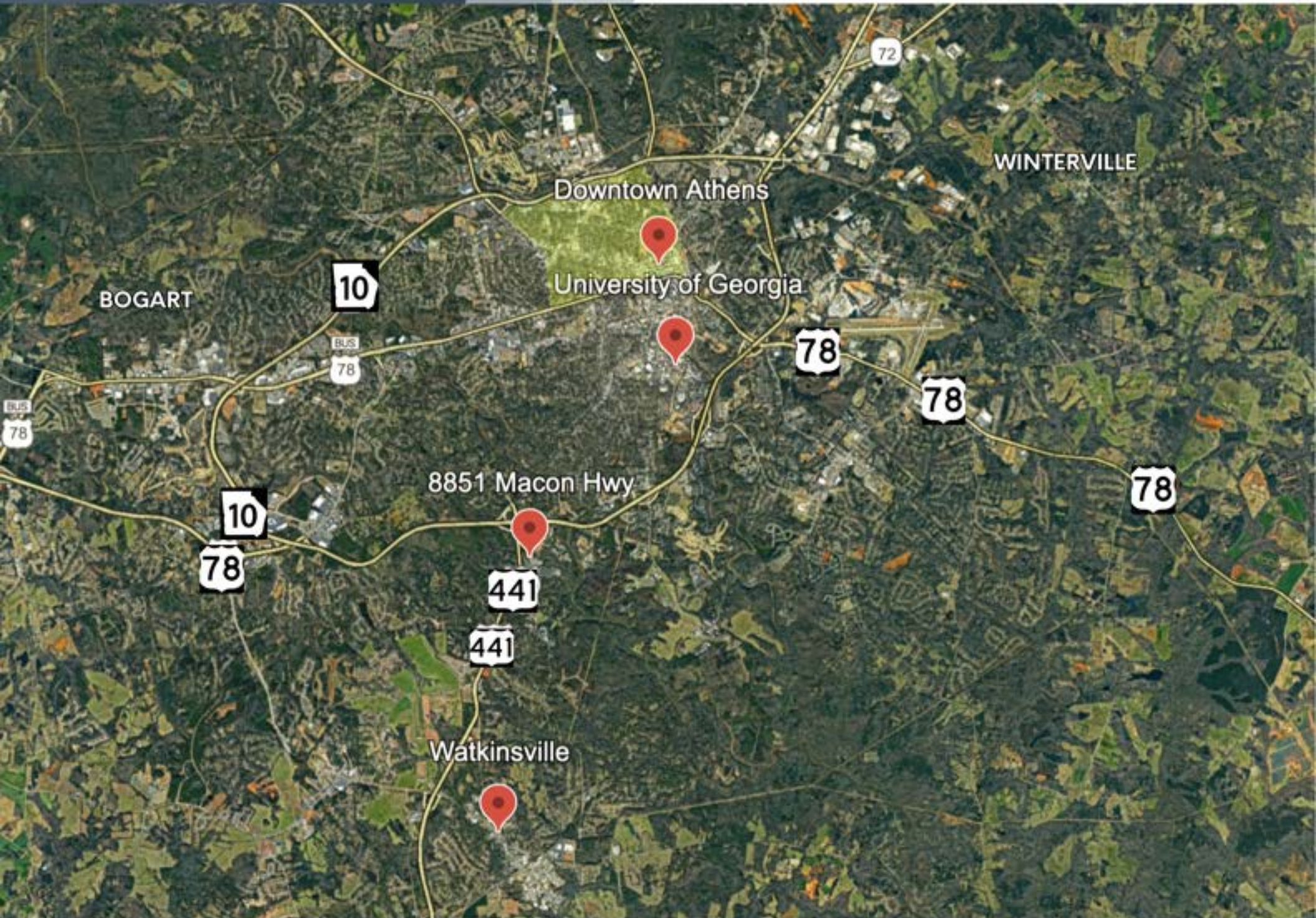
Hwy 78

8851 Macon Hwy

441

TO WATKINSVILLE

LOCATION

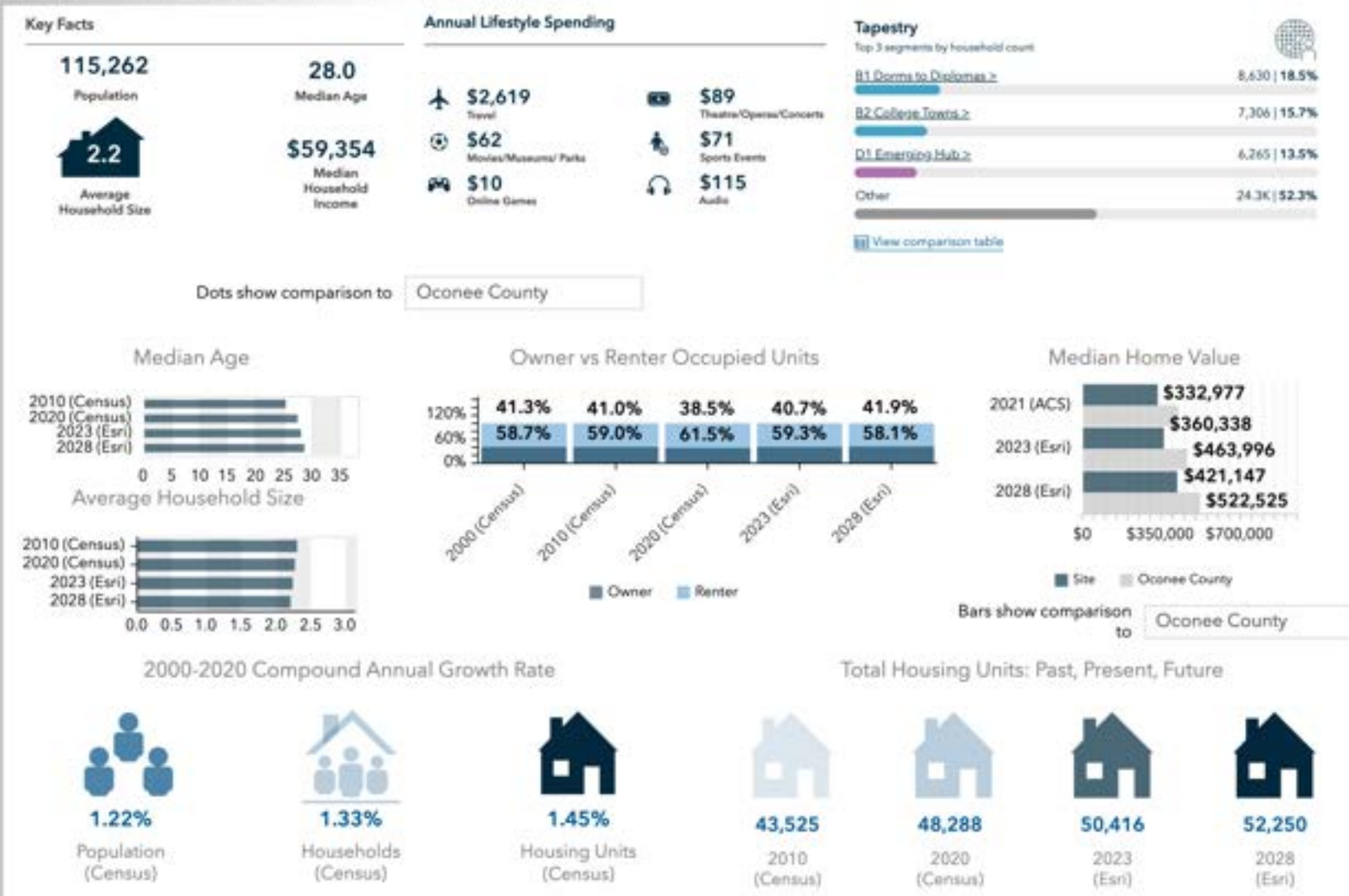


LOCATION



DEMOGRAPHICS

The 5-mile radius area surrounding The Falls of Oconee has experienced strong and sustained growth and demand. Total population has increased steadily from approximately 98,000 in 2010 to over 113,000 today and is projected to exceed 117,000 by 2028, indicating continued residential expansion in the Athens–Oconee corridor. The area maintains a balanced mix of renters and homeowners, driven in part by proximity to the University of Georgia and nearby student housing communities. Median home values have risen significantly in recent years, while average household size and median age remain stable. Together, these trends underscore a diverse and economically resilient market for retail, professional services, and experiential users at The Falls of Oconee.



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), ACS (2019-2023). © 2026 Esri

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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