

# FOR LEASE



\*Project rendering for representational purposes only. Changes may be made during the development process, and finalized plans, finishes, and landscaping may differ from what is shown

471 HULL RD. ATHENS, GA 30601

1,500-8,000 SF RETAIL SPACE AVAILABLE

\$28-33 PSF/YR NNN

\$6.50 PSF/YR TICAM EST.



**ATLAS**  
REAL ESTATE ADVISORS

# EXECUTIVE SUMMARY

471 Hull Road presents a brand new retail leasing opportunity located along one of East Athens' fastest-growing commercial corridors. Positioned near the heavily trafficked intersection of US-29 and Hull Road, the property offers flexible suite sizes ranging from ±1,600 SF to 8,000 SF, designed to accommodate a diverse mix of **retail, restaurant, wellness, medical, and service-oriented users.**

Delivered in two phases totaling ±17,600 SF, this outparcel development is anchored by **Paragon Luxury Apartments**, a 240 unit apartment complex with upscale amenities that include a pool, fitness center, pickleball court and clubhouse. The location benefits from **exceptional visibility, strong traffic counts, and proximity to major demand drivers**, including **Athens Technical College, the University of Georgia, and Athens Industrial Park.** 469-471 Hull Rd. is surrounded by rapid multifamily growth and expanding retail developments, making it well-positioned to serve as a **key neighborhood retail destination.**

Given the center's proximity to Athens Tech and the Hwy 29 intersection, the property is optimal for:

- **Quick-Service Restaurants (QSRs) & Cafes:** Capitalizing on the student demographic and commuter traffic.
- **Medical & Dental Offices:** Benefiting from accessible parking and a scalable 1,600 - 5,000 SF footprint.
- **Convenience & Daily-Needs Retail:** Serving the surrounding residential neighborhoods and daytime workforce.
- **Fitness & Wellness Centers:** gym, yoga/pilates studio, massage/spa, aesthetics
- **Professional Services:** (e.g., insurance, real estate, financial services) seeking high-visibility signage along a major corridor.

## Property Highlights

- Phase 1: ±8,000 SF with **drive-thru capability** (ideal for QSR)
- Phase 2: ±9,600 SF for retail, medical, wellness or office users
- Convenient connections to **Route 10, Hwy 78, and Route 441**
- Located within a **rapidly growing residential and retail trade area**



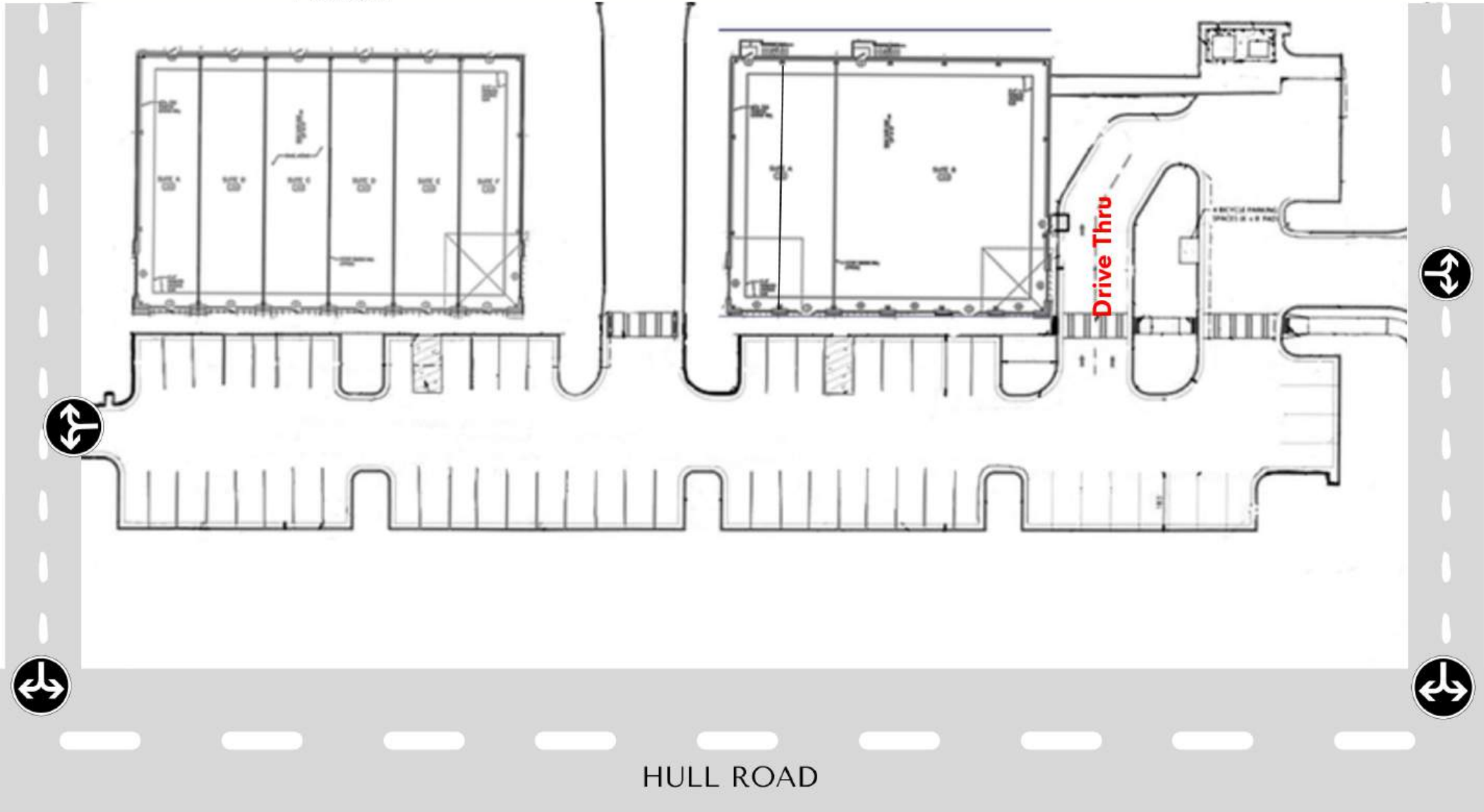
# SITE PLAN

Phase II

Phase I

Drive Thru

HULL ROAD



# GALLERY



# LOCATION

471 Hull Road is strategically positioned along the rapidly expanding Hull Road / US-29 corridor, a primary commercial artery serving East Athens and connecting the market to Northeast Georgia.

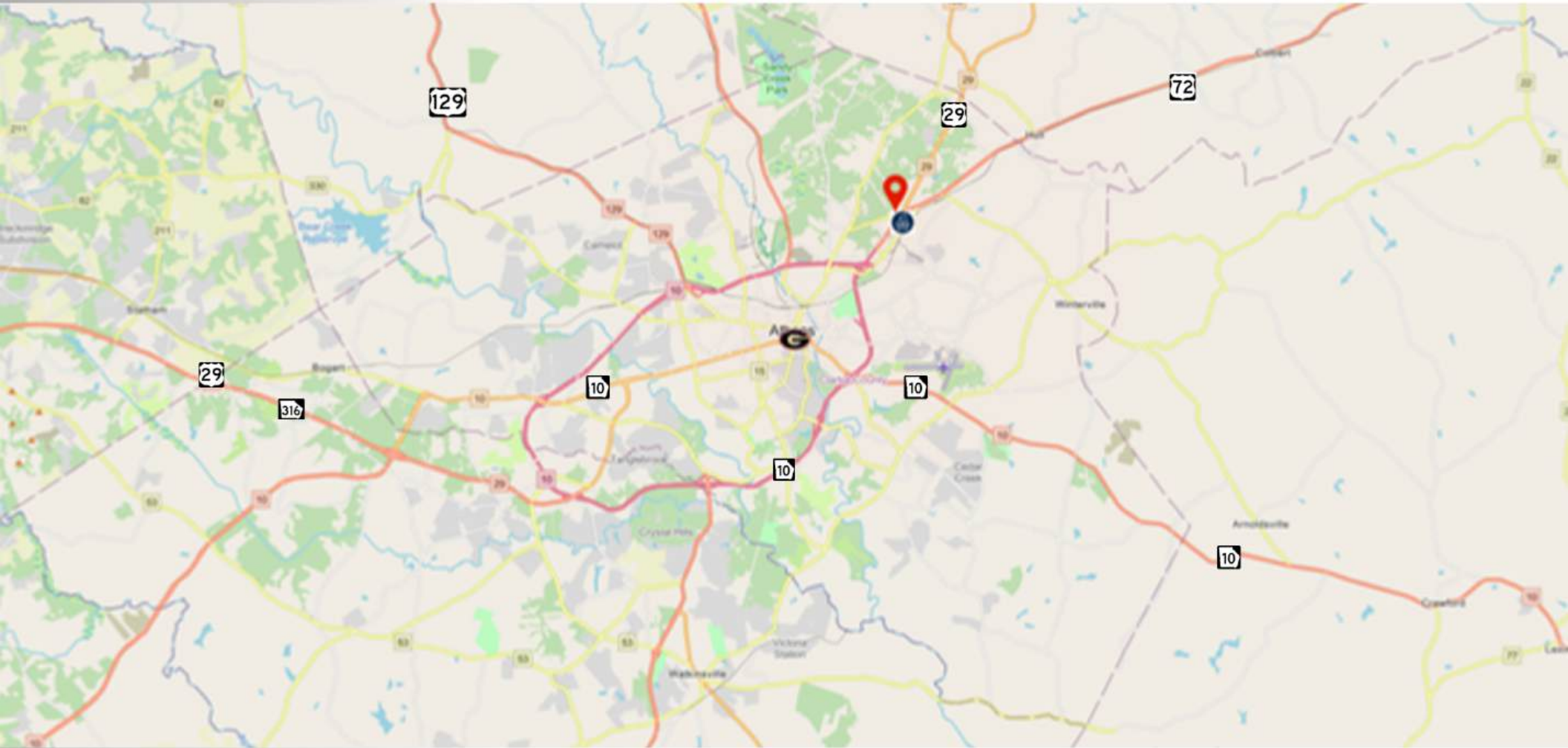
Key location advantages include the following:

- Immediate access to US-29 / Highway 72 via signaled intersection
- 1 mile from the entrance to Athens Perimeter Hwy/Hwy 441
- 4 miles to downtown Athens and the University of Georgia
- 0.6 miles to Athens Technical College and Athens Industrial Park
- Situated on the outparcel site for Paragon Luxury Apartments—a 240-unit apartment complex



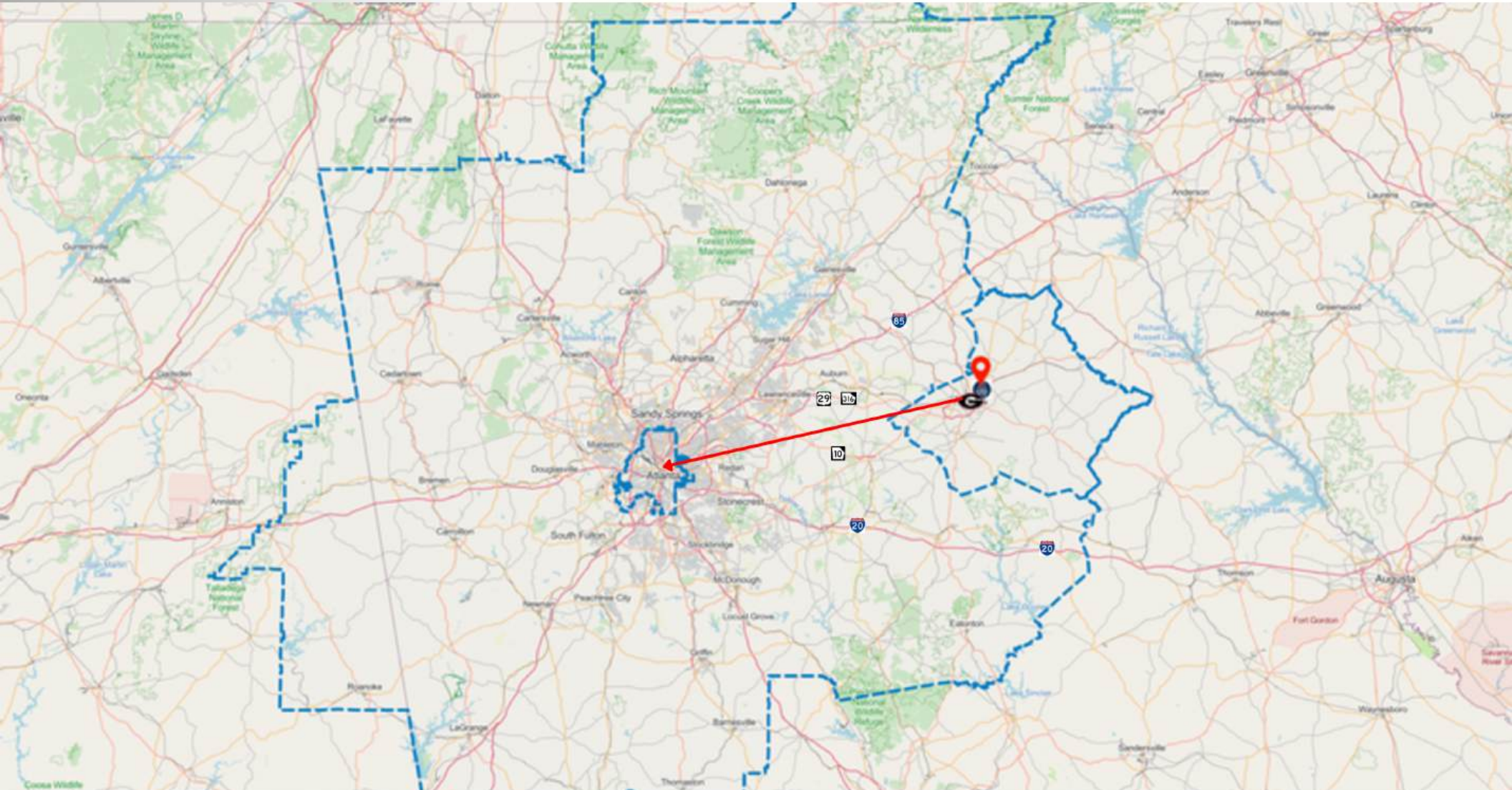
# LOCATION

This retail center is strategically positioned within the Athens market, offering convenient access to most of the area within 10–15 minutes via the Athens Perimeter Hwy/Loop 10. It benefits from a broad trade area while avoiding the congestion and limited parking typically associated with downtown Athens. The intersection of Hwy 29 and Hull Rd. sees consistent daily traffic from both local and regional commuters traveling between Athens, Commerce/I-85, Danielsville, and the surrounding counties. As a result, it continues to attract both national retailers and established neighborhood businesses, supporting strong and sustained retail momentum.



# LOCATION

471 Hull Road is located within the Athens-Clarke County CBSA, which includes the counties of Clarke, Madison, Oglethorpe, and Oconee. The Athens-Clarke County CBSA has a population of ~225,000, with a median age of 34. It borders the broader Atlanta-Athens-Clarke County-Sandy Springs CSA, benefiting from its expansion and commuter patterns and has a projected annual growth rate of 1%-2%.



# DEMOGRAPHICS

The property at 471 Hull Road is located within a well-established commercial corridor with a stable and growth-oriented business environment. This location is surrounded by national retailers such as Kroger Marketplace, Starbucks, Dunkin', AT&T, Whataburger, and Firehouse Subs, catering to the significant residential growth along Hwy 29. Currently, there are over 61,000 residents and more than 780 apartment units recently completed or under development in the immediate vicinity, with many more planned.

### KEY FACTS

83,494

Population

26.6

Median Age

2.3

Average Household Size

\$50,446

Median Household Income

11,557

2023 Owner Occupied Housing Units (Esri)

20,657

2023 Renter Occupied Housing Units (Esri)

### BUSINESS



3,639

Total Businesses



61,326

Total Employees

### HOUSING STATS



\$271,103

Median Home Value



20,657

2025 Renter Occupied HUs



11,557

2025 Owner Occupied HUs

### Community Change Snapshot

471 Hull Rd, Athens, Georgia, 30601  
Ring of 5 miles

#### Total Population



Variables	5 miles	ZIP Codes 30601 (Athens)	Counties Clarke County	States Georgia	United States & America United States
2025 Total Population	83,494	25,593	132,321	11,269,916	339,887,819
2025 Household Population	72,963	25,121	120,961	11,014,657	331,671,159
2025 Family Population	45,183	14,642	75,855	8,945,030	264,093,561
2030 Total Population	84,848	25,947	133,501	11,683,868	347,149,422
2030 Household Population	74,317	25,475	122,141	11,428,609	338,932,762
2030 Family Population	45,708	14,756	76,237	9,269,351	269,093,856

Variables	5 miles	ZIP Codes 30601 (Athens)	Counties Clarke County	States Georgia	United States & America United States
2025 Per Capita Income	\$27,263	\$25,717	\$33,652	\$41,403	\$45,360
2025 Average Household Income	\$69,792	\$61,217	\$81,733	\$108,989	\$116,179
2025 Median Household Income	\$50,446	\$40,267	\$58,151	\$78,207	\$81,624
2030 Per Capita Income	\$30,830	\$28,809	\$38,427	\$46,132	\$50,744
2030 Median Household Income	\$55,247	\$49,239	\$65,190	\$88,646	\$92,476
2030 Average Household Income	\$77,431	\$67,096	\$91,608	\$120,776	\$128,612

Operating in Athens provides an exceptional advantage due to Georgia's legacy of economic excellence; the state has seen stable, continuous growth, bolstered by a highly skilled workforce and strong infrastructure. The subject property is supported by a diverse employment base anchored by the University of Georgia, regional healthcare systems, government, and a strong manufacturing sector.

Collectively, these employers account for tens of thousands of jobs within the Athens market, driving consistent daytime population, consumer spending, and long-term economic stability.

## Notable Employers (5-mile radius):

- University of Georgia – ~11,500+ employees
- Piedmont Athens Regional Medical Center – ~3,300 employees
- Clarke County School District – ~2,300+ employees
- St. Mary's Health Care System – ~2,000+ employees
- Athens-Clarke County Unified Government – ~1,700+ employees
- Caterpillar – ~1,500–1,600 employees
- Pilgrim's Pride – ~1,300+ employees
- ABB – ~400–500 employees
- Boehringer Ingelheim – ~400+ employees
- Power Partners – ~500 employees



Clarke County  
School District  
Better Together



UNIVERSITY OF  
GEORGIA



Boehringer  
Ingelheim

# 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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