

1045 Hull Road, Athens, GA

PG. **1** OF 2

Commercial Zoned Land For Sale - +/- 1.281 Acres

CONTACT: GRAHAM GROSECLOSE | 706.354.8232 | GRAHAM.GROSECLOSE@BOSWELLGROUP.ORG

PROPERTY DETAILS

- Retail pad site in north Athens high-growth commercial corridor
- Combined daily traffic count of 46,700 vehicles per day
- Cross access with #4 ranked Kroger in GA and surrounding retail
- 1,000+ new apartment units within 1 mile
- Site planned for 10,200SF multi-tenant retail building
- Close proximity to Athens Tech, Loop 10 and only 3 miles from UGA
- Synergy with other local retailers



LIST PRICE: \$900,000/ACRE

B BOSWELL

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