

EPPS BRIDGE CENTRE

ATHENS, OCONEE COUNTY, GEORGIA

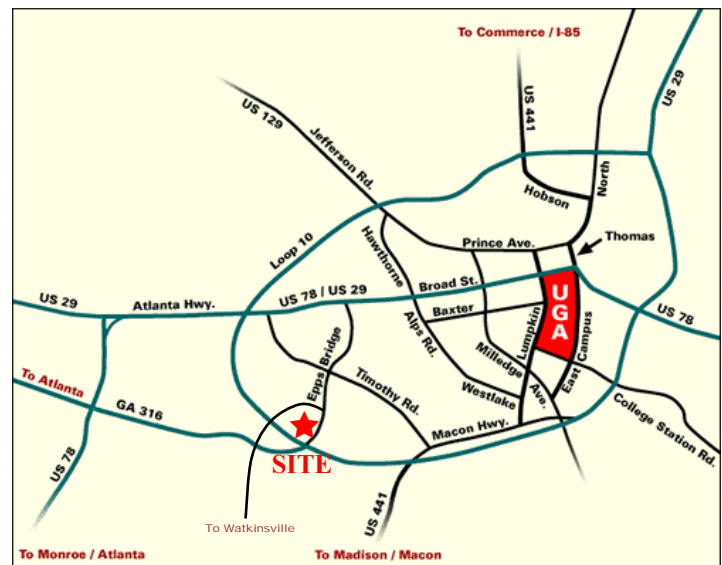


DESCRIPTION

EPPS BRIDGE CENTRE I is a 450,000 +/- square foot regional power center located at the major intersection of GA-316 and the Athens Perimeter Highway in the heart of the dynamic Epps Bridge Parkway retail corridor.

DEMOGRAPHICS

	<u>3 mi.</u>	<u>5 mi.</u>	<u>10 mi.</u>
Population	30,007	76,555	189,906
Households	12,904	3,275	69,362
Avg HH Income	\$116,812	\$94,635	\$81,661



The Bishop Company, LLC

6445 Powers Ferry Road, Suite 120

Atlanta, GA 30339

770-272-9880

<http://thebishopcompany.wix.com/the-bishop-company>

**Commercial Real Estate
and Development
Since 1987**



Suite #440: 4,696 SF Endcap Unit

+/- 70'W x 68'D

Suite #460: 10,800 SF Inline Unit

+/- 90'W x 120'D

Suite #605: 4,049 SF Restaurant Endcap with Patio Space

+/- 40'W x 100'D

~ 500 sf Patio

Epps Bridge Centre, Athens, Oconee County, GA

Site Aerial - Existing Development

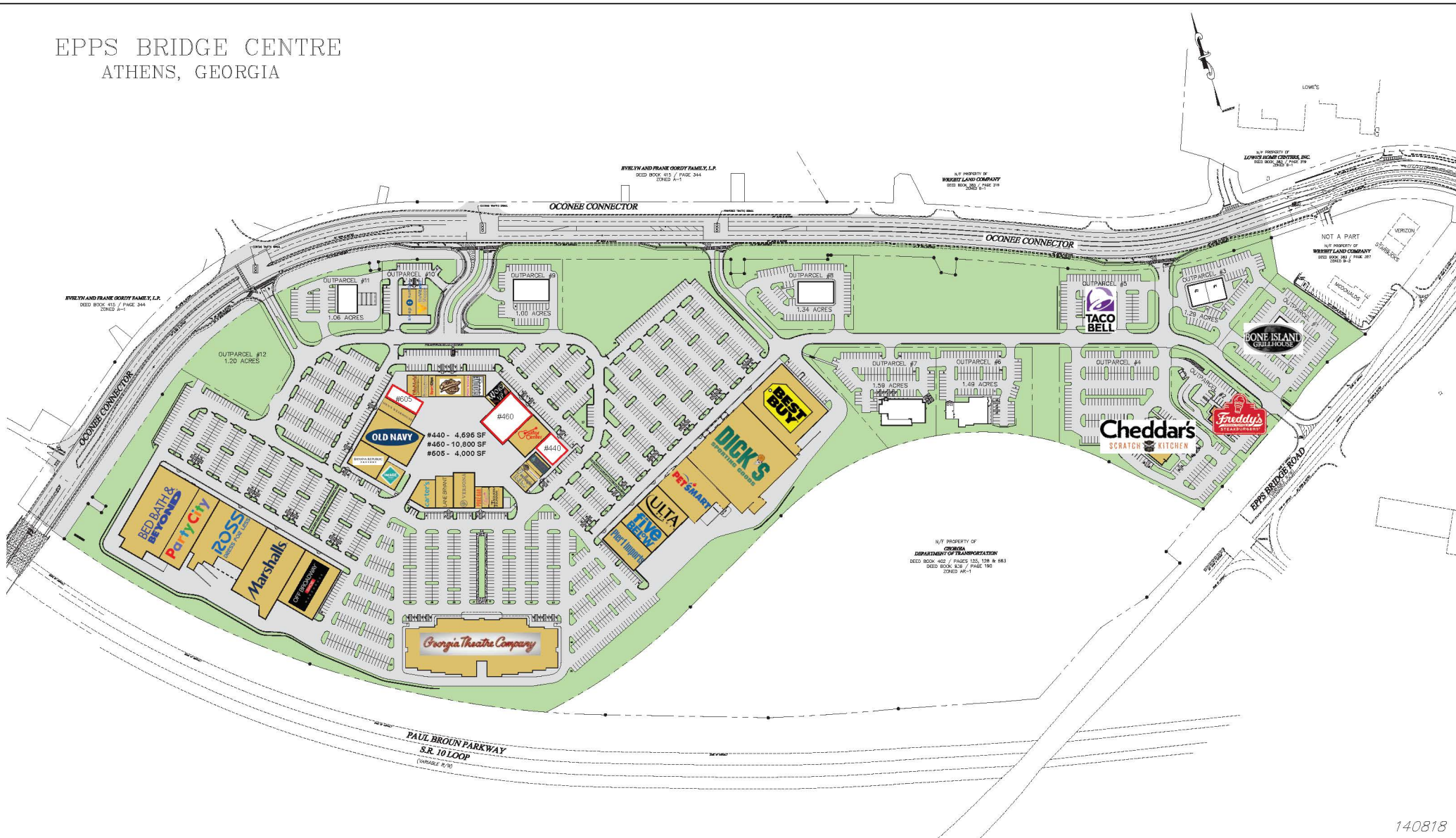
THE BISHOP COMPANY, LLC



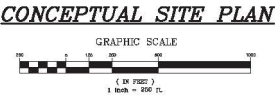
THE BISHOP COMPANY, LLC



EPPS BRIDGE CENTRE
ATHENS, GEORGIA



THE BISHOP COMPANY, LLC
ATLANTA, GEORGIA
770-272-9880



REVISIONS			DATE	BY	DESCRIPTION
NO.	BY	DESCRIPTION			

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EPPS BRIDGE CENTRE
ATHENS, OCONEE COUNTY, GEORGIA
EPPS BRIDGE PARKWAY AT LOOP 10

Drs. JCM Des. --- Chk. --- Date 4/8/14 Sheet 2009-029 of 280