

EPPS BRIDGE CENTRE II & III

ATHENS, OCONEE COUNTY, GEORGIA

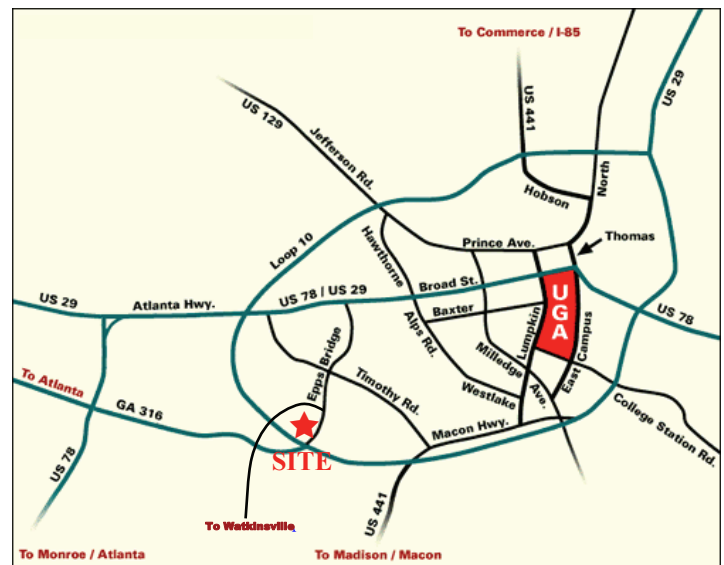


DESCRIPTION

• Epps Bridge Centre II & III is a proposed 300,000 +/- extension of the existing 450,000 +/- square foot regional power center, Epps Bridge Centre I, 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	29,943	80,546	176,365
Households	12,543	31,056	66,741
Avg HH Income	\$106,376	\$88,376	\$76,669



The Bishop Company, LLC
 6445 Powers Ferry Road, Suite 120
 Atlanta, GA 30339
 770-272-9880
 www.thebishopcompany.com

**Commercial Real Estate
 and Development
 Since 1987**

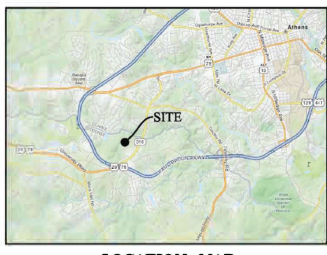


Epps Bridge Centre, Athens, Oconee County, GA

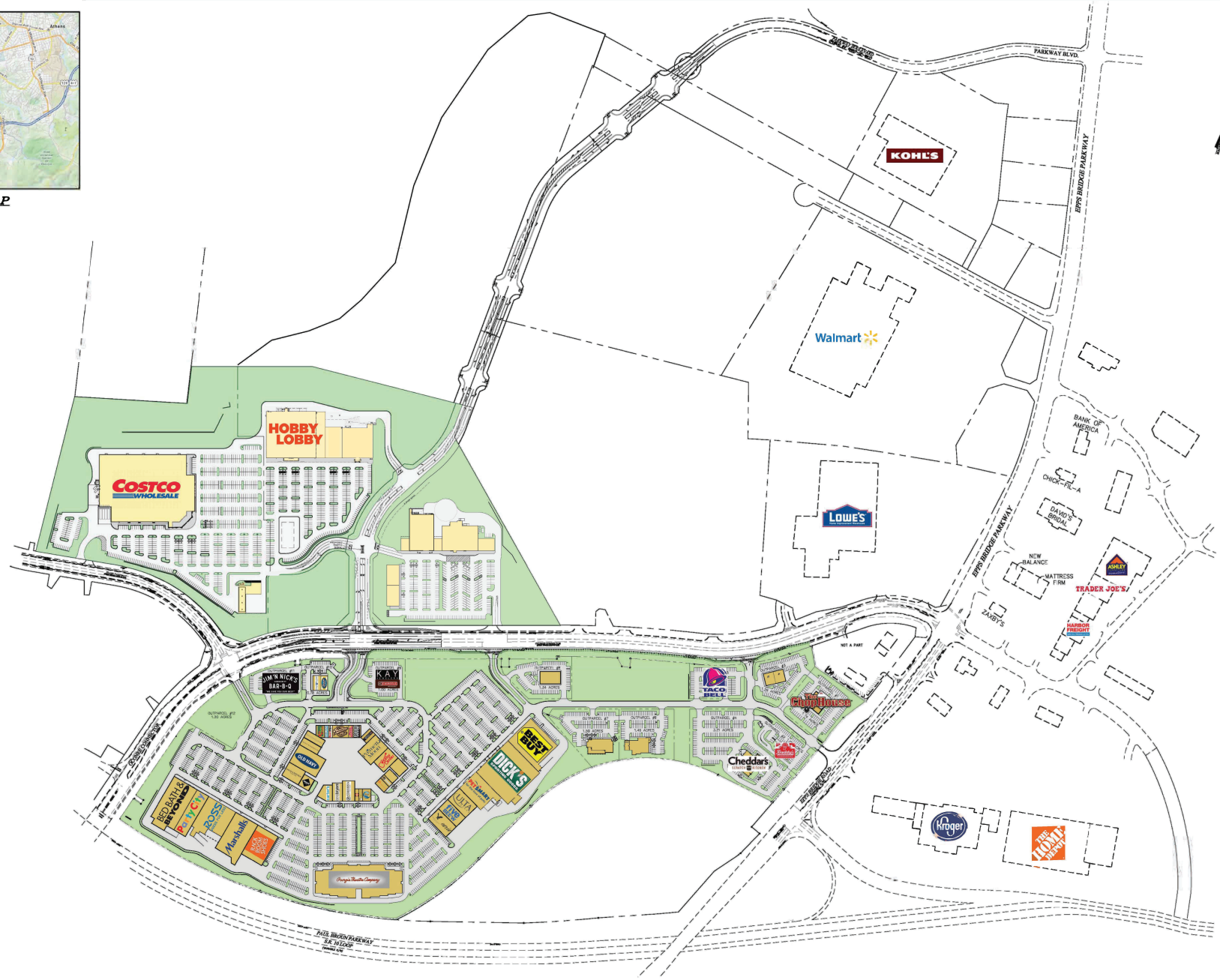
Site Aerial - Existing Development

THE BISHOP COMPANY, LLC





LOCATION MAP



**VICINITY SITE PLAN
 EPPS BRIDGE CENTRE I, II & III**

N.T.S.

HAINES GROSS & ASSOCIATES
 CONSULTING ENGINEERS
 CIVIL & STRUCTURAL SERVICES
 1000 UNIVERSITY DRIVE, SUITE 100
 ATHENS, GA 30606
 FAX: (706) 867-7700

HGA

THE BISHOP COMPANY

CONCEPTUAL SITE PLAN
 EPPS BRIDGE CENTRE II & III

OCONEE COUNTY, GEORGIA
 OCONEE CONNECTOR AT PARKWAY BLVD.

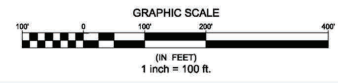
NO.	REV.	DATE	DESCRIPTION

DRAWN BY JCM	CHECKED BY JCM	DATE 0/10/16	
SHEET TITLE SITE PLAN		SHEET NUMBER SP-57	

HCA JOB NO. 1609-0016



**CONCEPTUAL
 SITE PLAN**



HANES GREGG & ASSOCIATES
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 CIVIL & STRUCTURAL SERVICES
 100 UNIVERSITY CENTER DRIVE
 LAWRENCEVILLE, GEORGIA 30043
 PHONE (770) 962-7700
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0242

PROJECT: GP

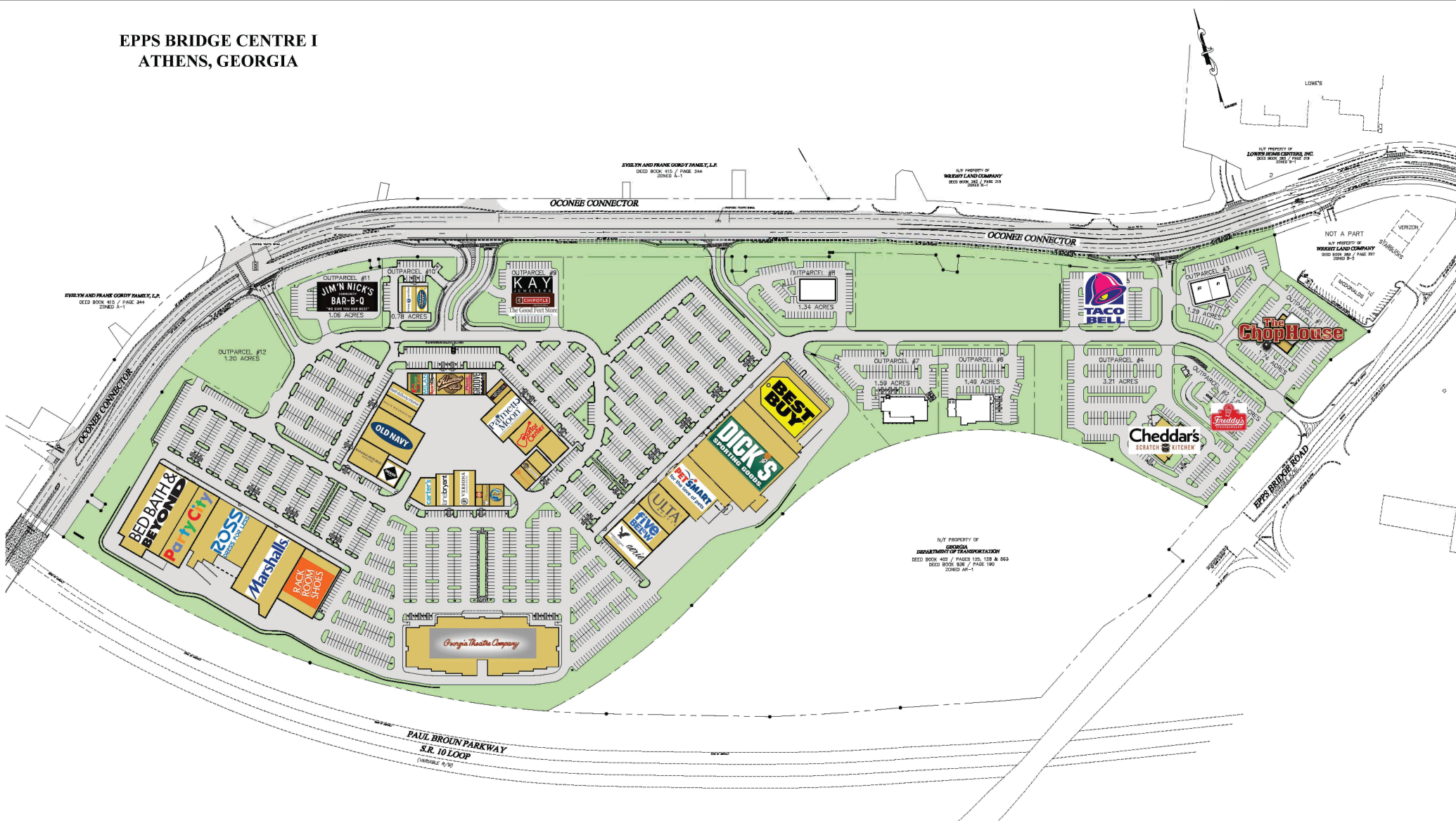
EPPS BRIDGE CENTRE II
 OCONEE COUNTY, GEORGIA
 OCONEE CONNECTOR AT PARKWAY BRIDGE

NO.	BY	DATE	DESCRIPTION

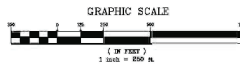
DRAWN BY JCM CHECKED BY JCM
 DATE
 SHEET TITLE
 SITE PLAN

SHEET NUMBER
SP-27

EPPS BRIDGE CENTRE I ATHENS, GEORGIA



CONCEPTUAL SITE PLAN EPPS BRIDGE CENTRE I



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

REVISIONS			DATE	BY	DESCRIPTION
NO.	BY	DESCRIPTION			

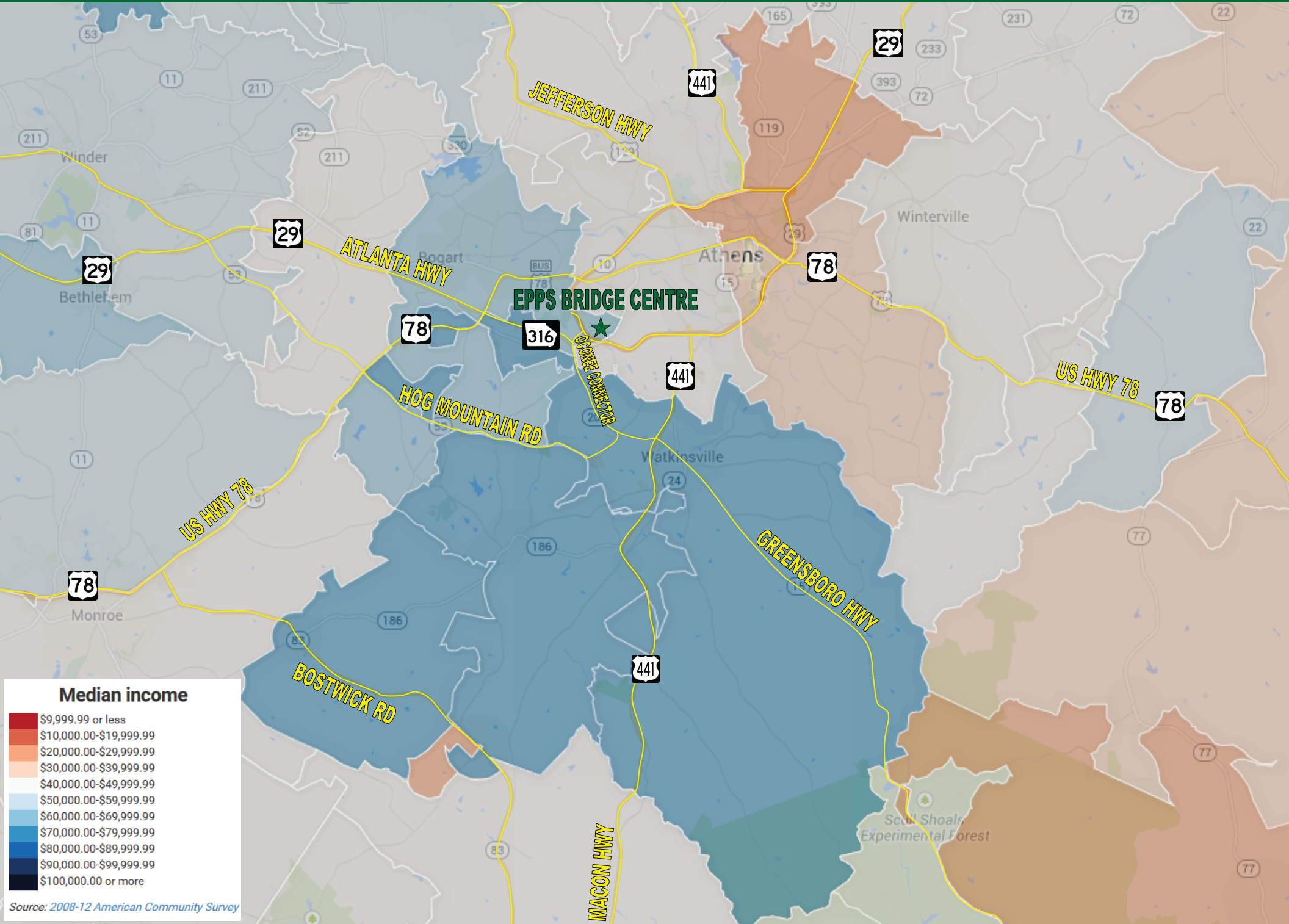
Haines
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EPPS BRIDGE CENTRE
ATHENS, OCONEE COUNTY, GEORGIA
EPPS BRIDGE PARKWAY AT LOOP 10

Drn. JCM Des. --- Chk. ---

Sheet 2009-028
210315



Median income

\$9,999.99 or less
\$10,000.00-\$19,999.99
\$20,000.00-\$29,999.99
\$30,000.00-\$39,999.99
\$40,000.00-\$49,999.99
\$50,000.00-\$59,999.99
\$60,000.00-\$69,999.99
\$70,000.00-\$79,999.99
\$80,000.00-\$89,999.99
\$90,000.00-\$99,999.99
\$100,000.00 or more

Source: 2008-12 American Community Survey