

# BEECHWOOD PROMENADE

196 Alps Road  
Athens, GA 30606



- Beechwood Promenade is located on the southwest corner of Alps Road and South Broad Street in Athens, GA. Athens is 60 miles northeast of Atlanta.
- The center is anchored by Stein Mart, T.J. Maxx, HomeGoods, Michaels, The Fresh Market and the Georgia Theatre Company and features a great tenant mix that includes - Talbots, Francesca's, Rack Room Shoes, Ann Taylor Loft, Jos. A. Bank, Chico's, and Bath & Body Works.
- The University of Georgia is located 2 miles east of Beechwood Promenade and had 37,596 full-time students in 2017. The vast majority of them live off-campus, which has facilitated an unprecedented boom in off-campus housing construction.

	3 Mile	5 Mile	7 Mile
2018 Estimated Population	63,471	113,462	144,709
2023 Projected Population	67,518	122,004	155,550
2018 Estimated Households	24,574	44,615	56,177
Average Household Income	\$58,896	\$58,013	\$60,879

## LEASING CONTACTS

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