



SUCCESS STORY

EAST ATHENS MARKETPLACE | 4375 LEXINGTON ROAD | ATHENS, GA 30605

SALE PRICE:	\$3,900,000
DATE:	January 30, 2013
GRANTOR:	RCG Ventures
GRANTEE:	Halpern Enterprises, Inc.
SIZE:	24,000± SF on 6.65± acres
OCCUPANCY:	100%
OUR ROLE:	Seller's exclusive listing agent

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COMMENTS:

East Athens Marketplace is a stable and fully occupied retail strip center shadow-anchored by Walmart Supercenter in Athens, GA, home to the University of Georgia, the state's Flagship University, one of the oldest in the country, with over 33,000 students. Occupied by a successful cast of national chain Walmart shadow tenants such as Dollar Tree, Hibbett Sports, AT&T Mobility, Radio Shack and others, the property serves as a value and convenience oriented retail center that serves a broad surrounding population, and enjoys its position just a few feet from the front door of the largest and most successful retailer in the world.