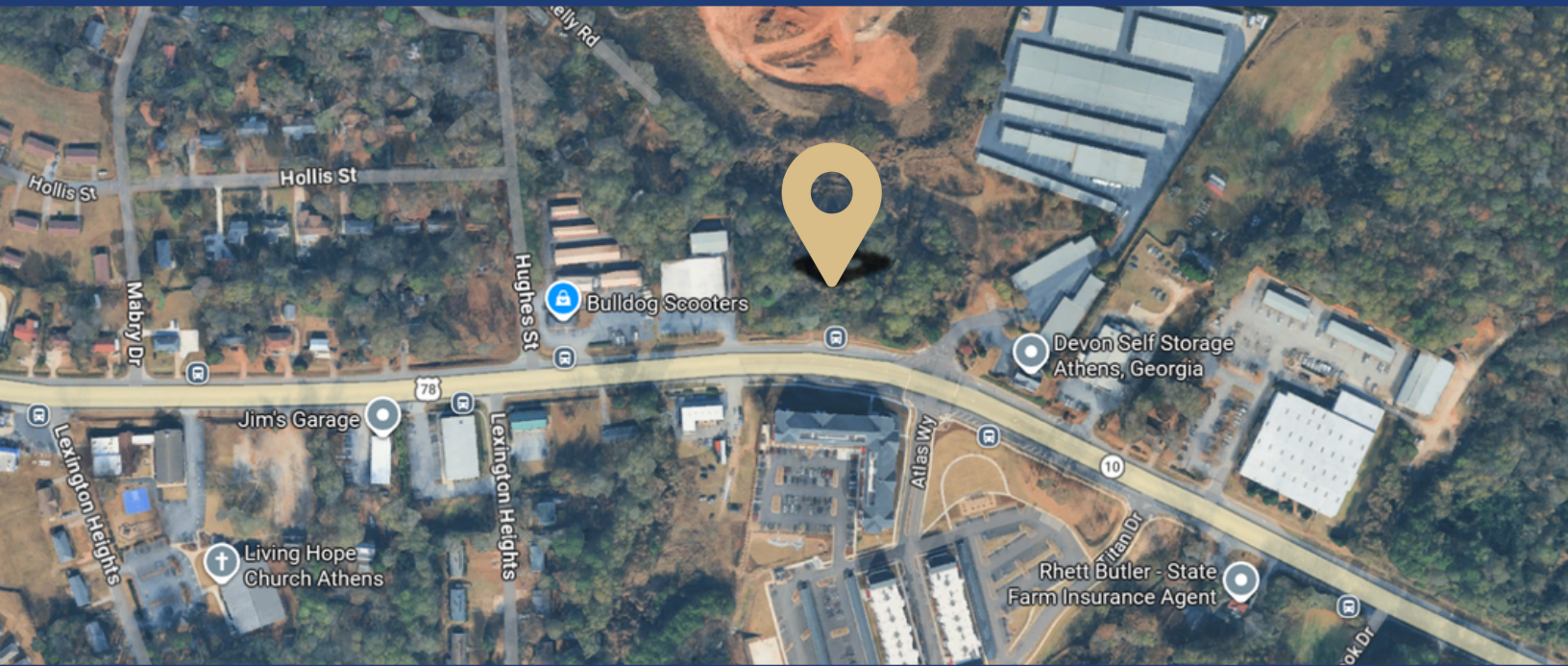


2365 Lexington Hwy

2365 Lexington Hwy Athens, GA



5-Mile Avg HH Income
\$68,055



**HIGH VISIBILITY &
TRAFFIC COUNTS**



**4.67 ACRES
WITH 2 LOTS**

- Address: 2365 Lexington Highway, Athens, GA
- County: Clarke County
- Store Reference: #663
- Site Size: 4.67 acres
- Zoning: C-G, county jurisdiction
- Adjacent to a RaceTrac Store: No
- Five-Mile Population: 98,660
- Five-Mile Average HHI: \$68,055
- Traffic Count: 27,600 vehicles per day

[View Property On Extended Reach USA](#)



5-MILE HOUSEHOLDS
45,966



5-MILE POPULATION
98,660



5 - MI MEDIAN AGE
28.5



LICENSE NUMBER: 82645



LICENSE NUMBER: CQ1075108

CO-LISTED BY CERTIFIED
COMMERCIAL REALTY

ZAX REI LLC
109 17TH ST NE, ATLANTA, GA 30309

CERTIFIED COMMERCIAL REALTY
100 EAST MAIN ST. LAKELAND, FL 33801



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ZACH ELLIS

(813) 493-3437

2365 Lexington Hwy

2365 Lexington Hwy Athens, GA



DAILY VEHICLE TRAFFIC

Traffic Count: 27,600-29,000 vehicles per day



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