

Athens Center - Athens, AL

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- This property is in close proximity to multiple retail and restaurant options within the busiest commercial corridor in the Athens community.
- Space within the development is available now.
- The area features outdoor recreation, sporting complexes, historical points of interest, and cultural events. Residents enjoy access to industry-leading healthcare facilities and educational institutions as well, including Athens State University.

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	19,386	29,284	61,247
Households	8,097	11,921	23,172
Avg Household Income	\$70,659	\$73,769	\$77,334
Avg Vehicles Per Day	33,210 ± On Highway 72		

ABOUT THE PROPERTY

Athens Center is a 20,560-square-foot space located off of busy Highway 72 in Athens, Alabama. The development features excellent co-tenancy with Hibbett Sports, Papa Murphy's Pizza, Diva Nails, and CATO. This property is a Walmart shadow center on a shared access road.

LOCATION

1001 US-72
Athens, AL 35611
34.7873972, -86.9610541

SPACE AVAILABLE

Suite 1B: 2,400 SF

PRICE

Please Call For Pricing Information

FOR MORE INFORMATION CALL

Anusha Alapati Davis
256-536-8809



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

PROPERTY RETAIL MAP



PROJECT NUMBER: 13-01
DATE: DECEMBER 2, 2013
REVISION DATE:



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4 PROVIDE SOUND ATTENUATING MATERIAL IN

5 PROVIDE 1/2" GWS ON 3 1/8" X 24 GA STEEL.

6 BUILD STUO PARTITION TO GLASS AND IRON

7 MOUNTING GRAB BAGS, YOUNG FORTUNES, WATERS

ACCESSIBILITY REQUIREMENTS, MONITOR FOR

REMOVE CARPET AND MASTIC. FILL ALL CRACKS

9 MORE USED.

REMOVE EXISTING TOILET FIXTURES AND ACCESSORIES

11
MID-LEVEL DISTRICT COURT REPORTERS AND A

DUPLICATED TO BE REMOVED BY SHEET NOTE

12 REMOVE EXISTING DOOR AND HARDWARE

19 METALL-GLASS DOOR AND HANDRAIL

14 REMOVE EXISTING STOREFRONT DOOR, THEN
METALL STOREFRONT AND FIXED GLASS RE-

15 REMOVE STORMWATER AND PHOTO CLASS A

PRINTED GLASS REMOVED BY SHEET MORE 14.

17 SEE EXHIBIT "C" FOR ADDITIONAL SCORE RESULTS

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY BACKFILLING

WITH ALL APPLICABLE CODES. PROVIDE CODE