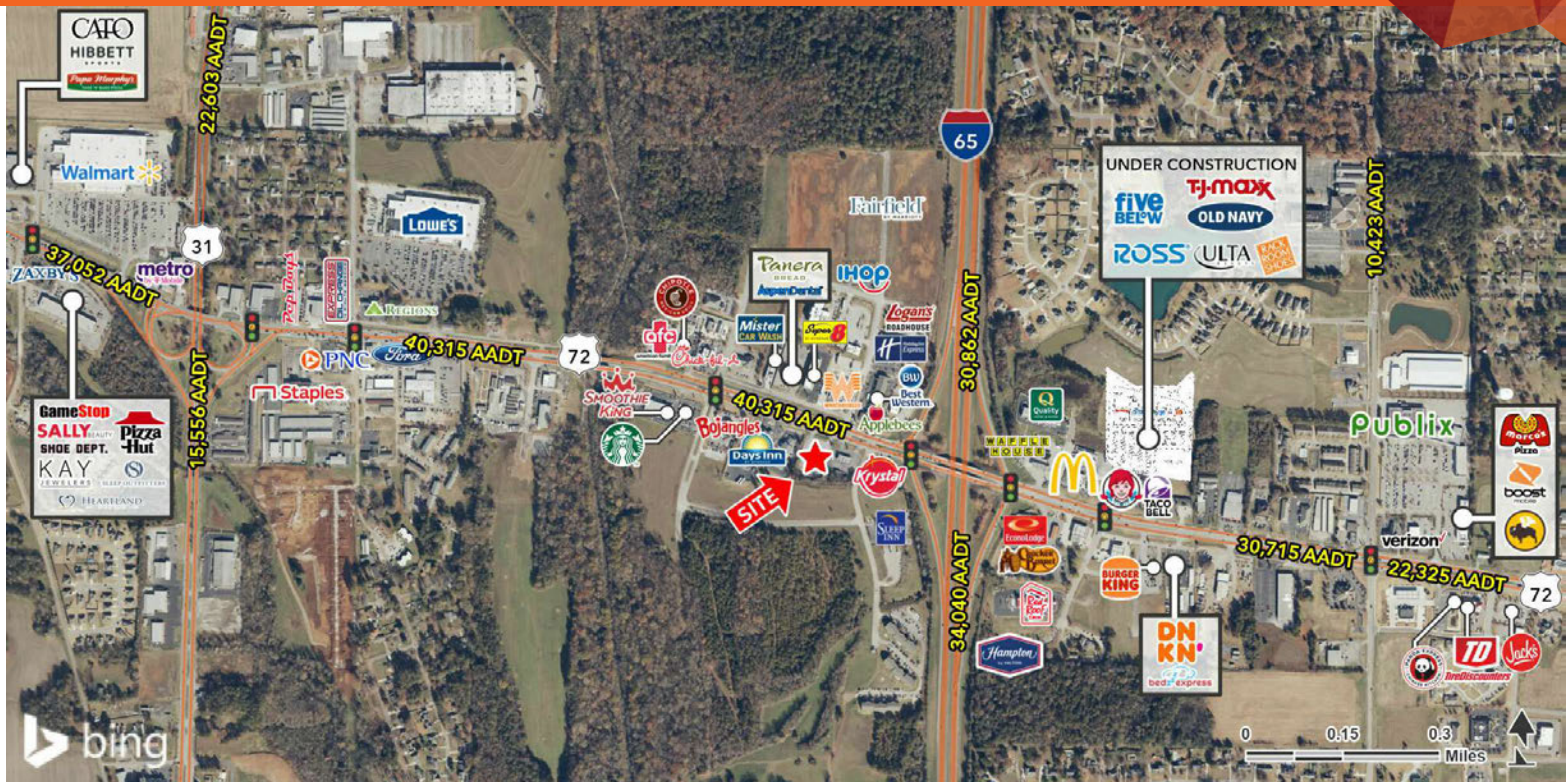


FORMER RESTAURANT

FOR LEASE

1402 US HIGHWAY 72, ATHENS, AL 35611



LOCATION DESCRIPTION

Located at the intersection of US Highway 72 and Interstate 65

PROPERTY HIGHLIGHTS

- Property Available For Lease
- 1.802 AC parcel with freestanding 5,486 SF Former Shoney's
- Interstate visibility & highly visible to over 40,315 VPD on US Hwy 72, just west of Interstate 65
- Located inside of dense retail corridor with 2.1M SF within a 3-mile radius
- High performing food/retail sales along corridor
- Area retailers include Walmart Supercenter, Publix, Lowe's, ALDI, Tractor Supply, Chick-Fil-A, Slim Chickens, Dunkin Donuts, Starbucks, Panera Bread, Whataburger, Wendy's, Chipotle, Bojangles, Zaby's and many more



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,079	20,455	39,279
DAYTIME POPULATION	5,012	27,380	41,627
HOUSEHOLDS	963	8,527	15,956
AVERAGE HH INCOME	\$124,401	\$93,433	\$94,440



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