

For Lease

Property Description

Join this bustling center right off the interstate anchored by Starbucks and Tropical Smoothie. Current availability includes 1,600 SF end cap.

This Starbucks anchored center is located on Athens' main retail corridor, Highway 72, directly off the exit for I-65 and Highway 31. Big box retailers in the market include Walmart Supercenter, Lowe's, and Publix.

Athens is experiencing exponential growth. Between 2010 and 2015, the city's population grew by 14 percent, reaching an estimated 24,966, according to the U.S. Census Bureau.

And the pace of growth appears to be quickening. Athens-Limestone home sales spiked last year, jumping 23 percent from the prior year to 1,408 homes sold, according to the Alabama Center for Real Estate.

Available

- Suite A: 1,600 ± SF

Lease Rate

- \$21.00 NNN (\$3.80)

GLA Building Size

- 14,400 ± SF

Building Information

- Year Built: 2006
- Parking: 60 Spaces

Location

- Located at intersection of Highway 72 and Interstate 65 (Exit 351).
- Site is within walking distance to National Hotel Brands; Fairfield Inn, Days Inn, Best Western, Holiday Inn, Quality Inn, Hampton Inn, and more.

Traffic Counts (ADT 2018)

- On Highway 72, west of site: 35,537
- On I-65, south of site: 32,494
- On Highway 31, north of site: 20,461



Athens Retail For Lease

1260 Highway 72, Athens, AL

Overview

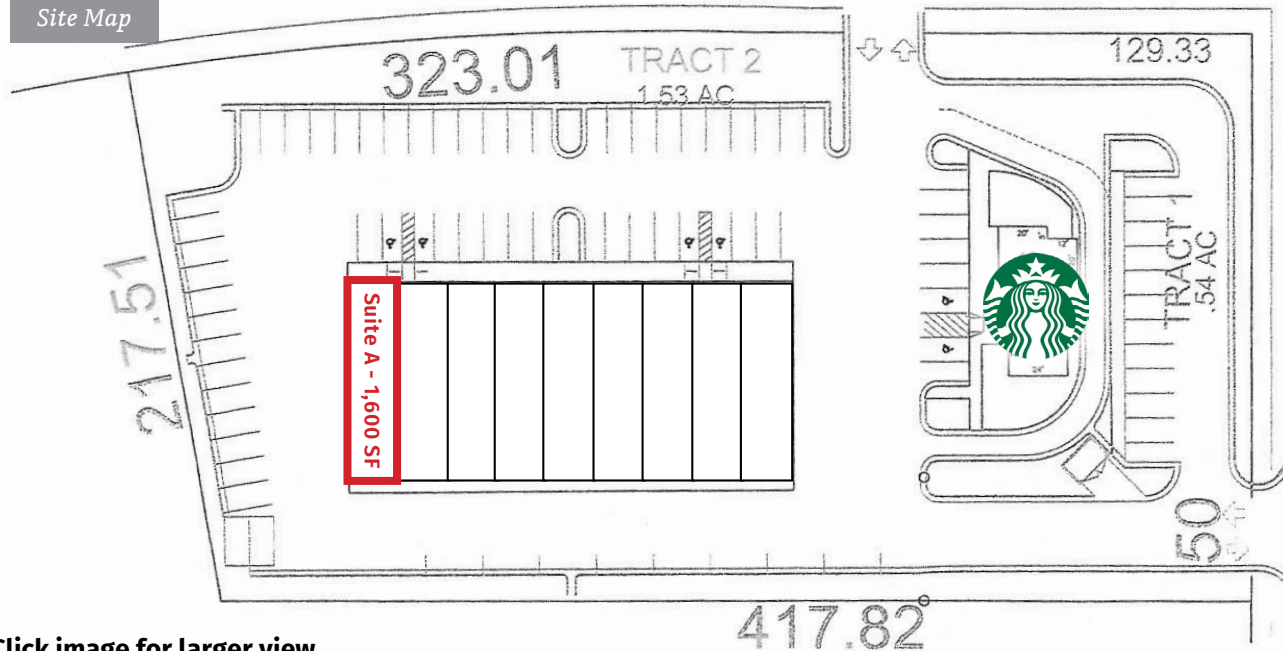
Site Plan

Aerial

Photos

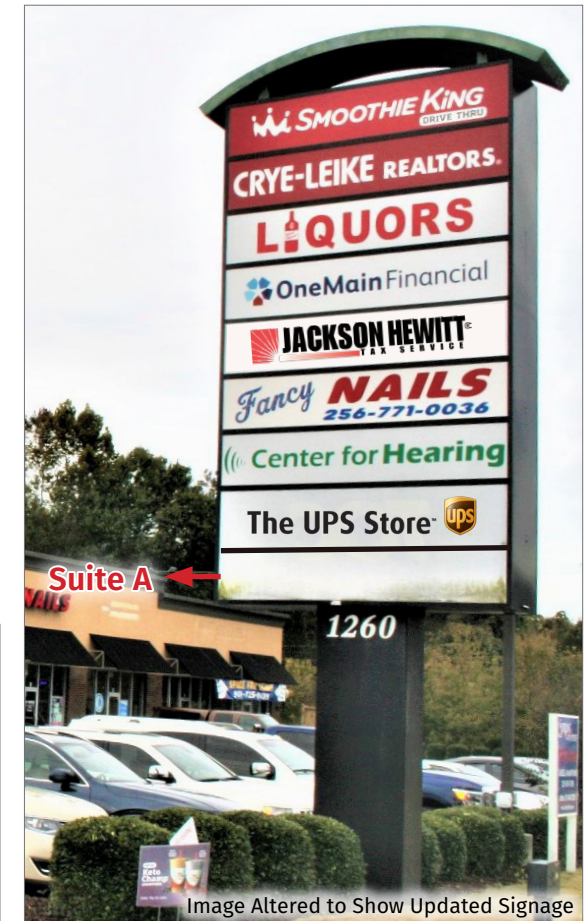
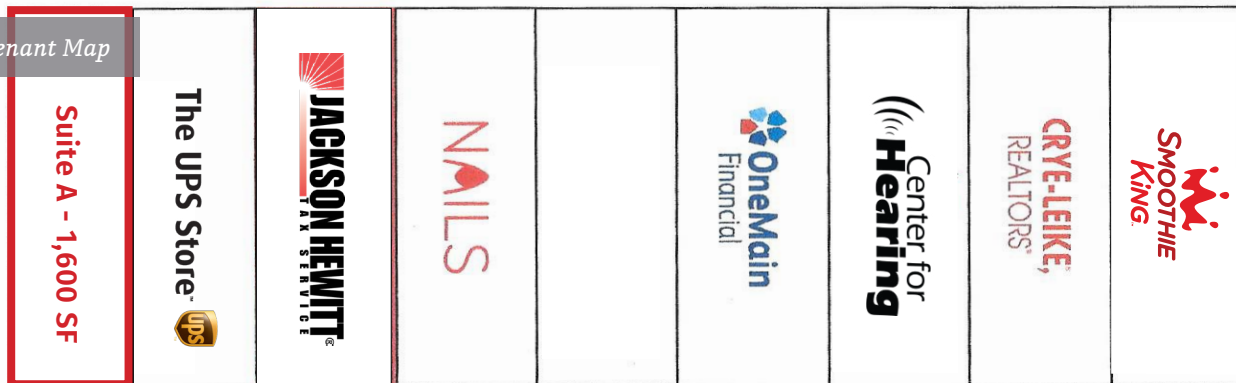
Demographics

Site Map



Click image for larger view

Tenant Map



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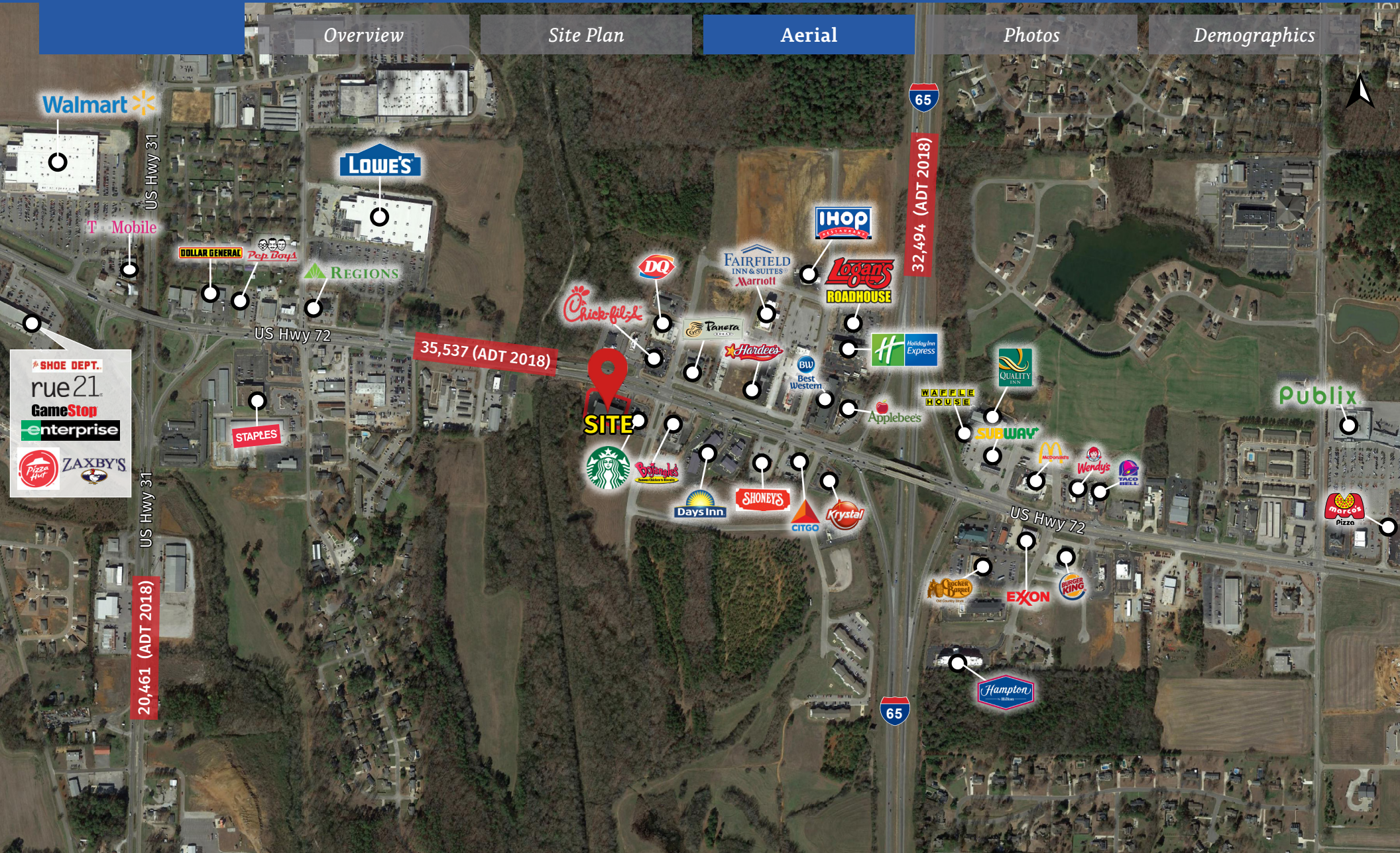
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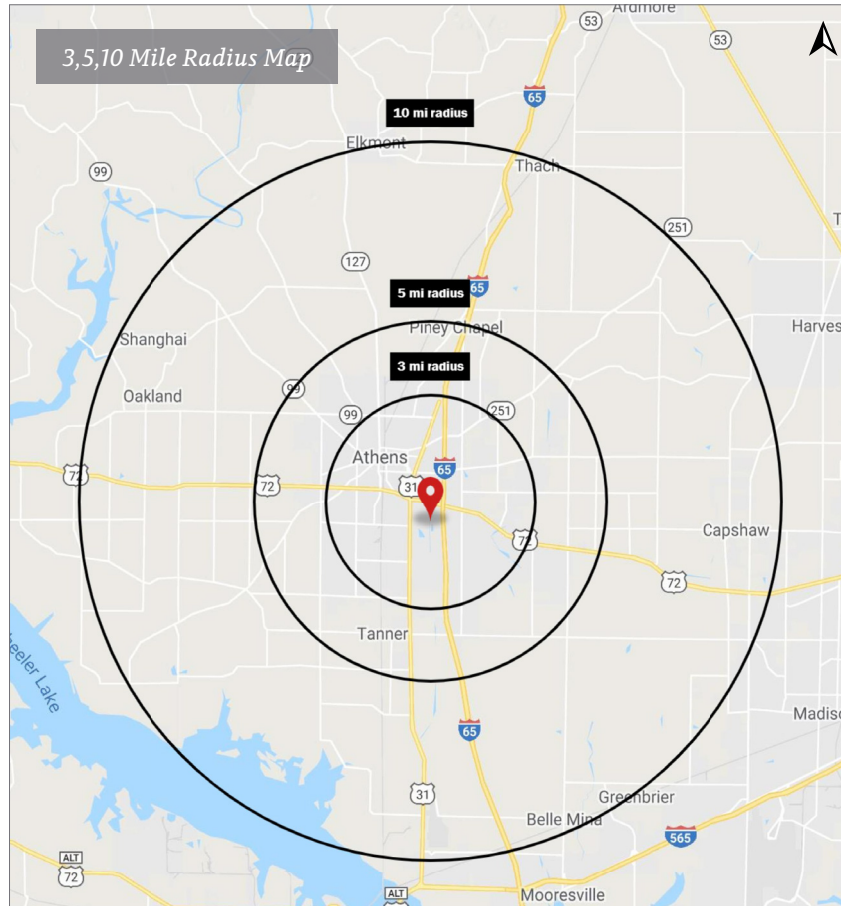
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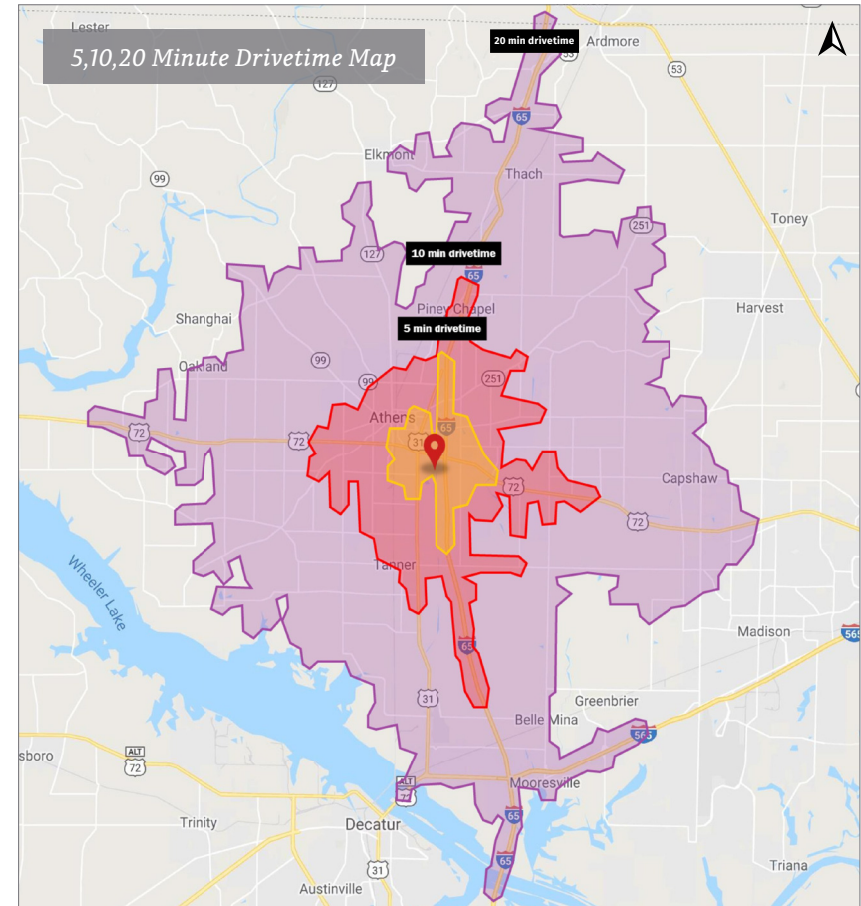
Photos

Demographics



2019 Demographics

	3 mi.	5 mi.	10 mi.
Population	21,266	36,102	81,388
Daytime Population	21,023	28,245	49,616
Households	8,472	13,884	29,398
Proj. 5yr Growth	1.8%	.7%	1.6%
Avg. HH Income	\$64,423	\$69,111	\$74,986



2019 Drivetime Demographics

	5 min.	10 min.	20 min.
Population	6,614	26,745	79,173
Daytime Population	7,432	23,813	49,867
Households	2,632	10,488	29,166
Proj. 5yr Growth	1.7%	1.8%	1.6%
Avg. HH Income	\$87,280	\$68,499	\$75,562