



# The Shoppes at Lindsay Lane in Athens

This project site sits at 1612 Lindsay Lane S, an easily accessible corner lot off Highway 72, with I-65 not far down the road and boasts 30,550 VPD. Not only does the area have a steady stream of high-quality national retailers but also has a strong public and private partnerships and public investments. Anchored with 2,800 SF Slim Chickens outparcel this 13,500 SF retail center is a timeless design that would be an amazing fine dining, restaurant, office, or retail space. Completion estimated in May of 2023.

Property delivers a Warm Dark Shell, NNN, and Undisclosed PSF.

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AVERBUCH REALTY



**LEELAND VENTURES**  
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# Renderings



# Renderings



# Progress Photos



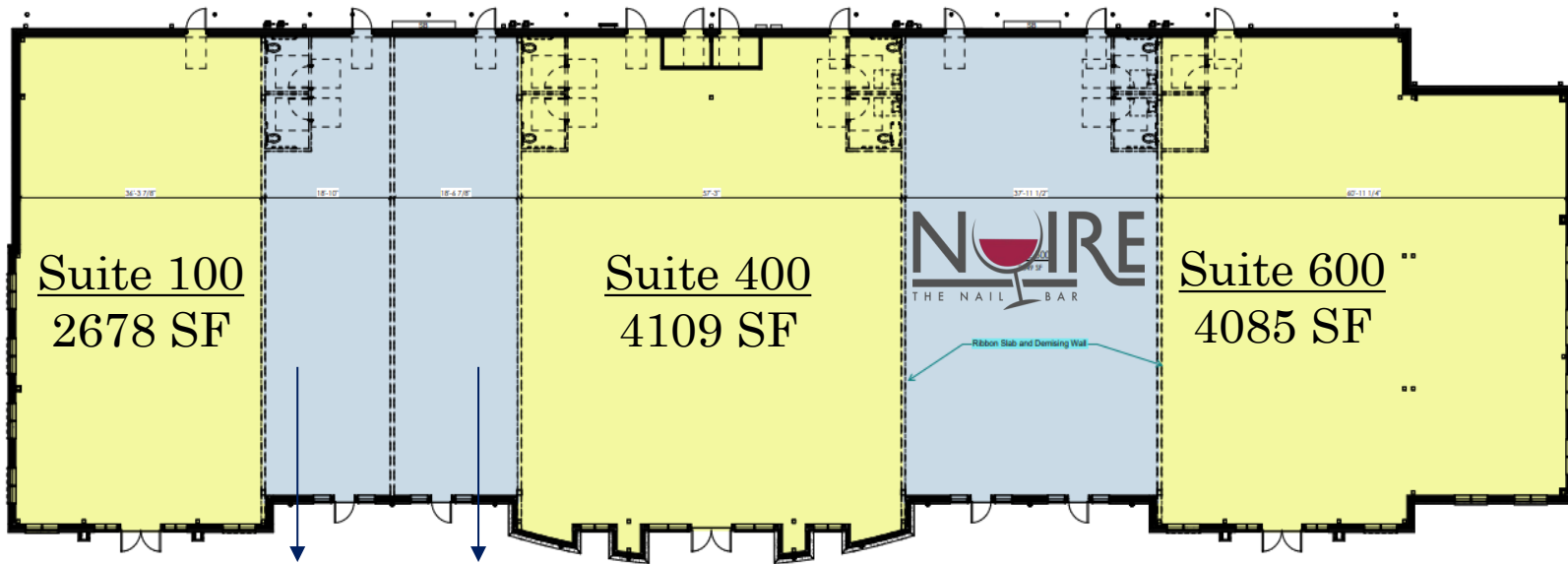
# Progress Photos

# SITE PLAN

\* Space is devisable and can be adjusted per tenant need



NORTH ELEVATION  
1/8" = 1'-0"



Suite 200  
1283 SF

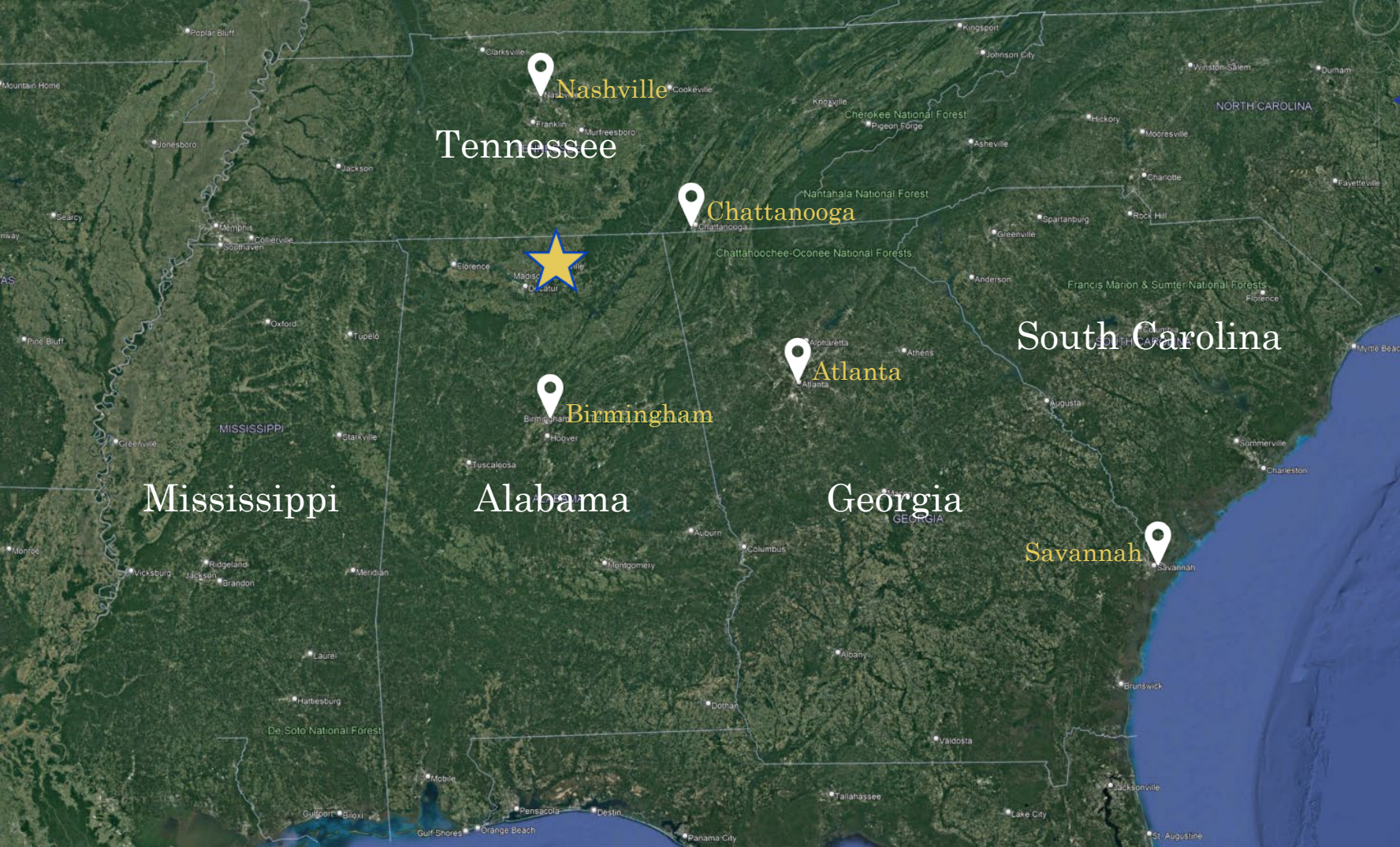
Suite 300  
1266 SF

Suite 100  
2678 SF

Suite 400  
4109 SF

Suite 600  
4085 SF

# Area Map



# Drive - Time

Athens, AL - Site location

Birmingham, AL ~ 1 Hr. 30 Min

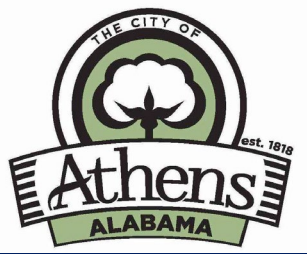
Chattanooga, TN ~ 2 Hr. 10 Min

Nashville, TN ~ 1 Hr. 30 Min

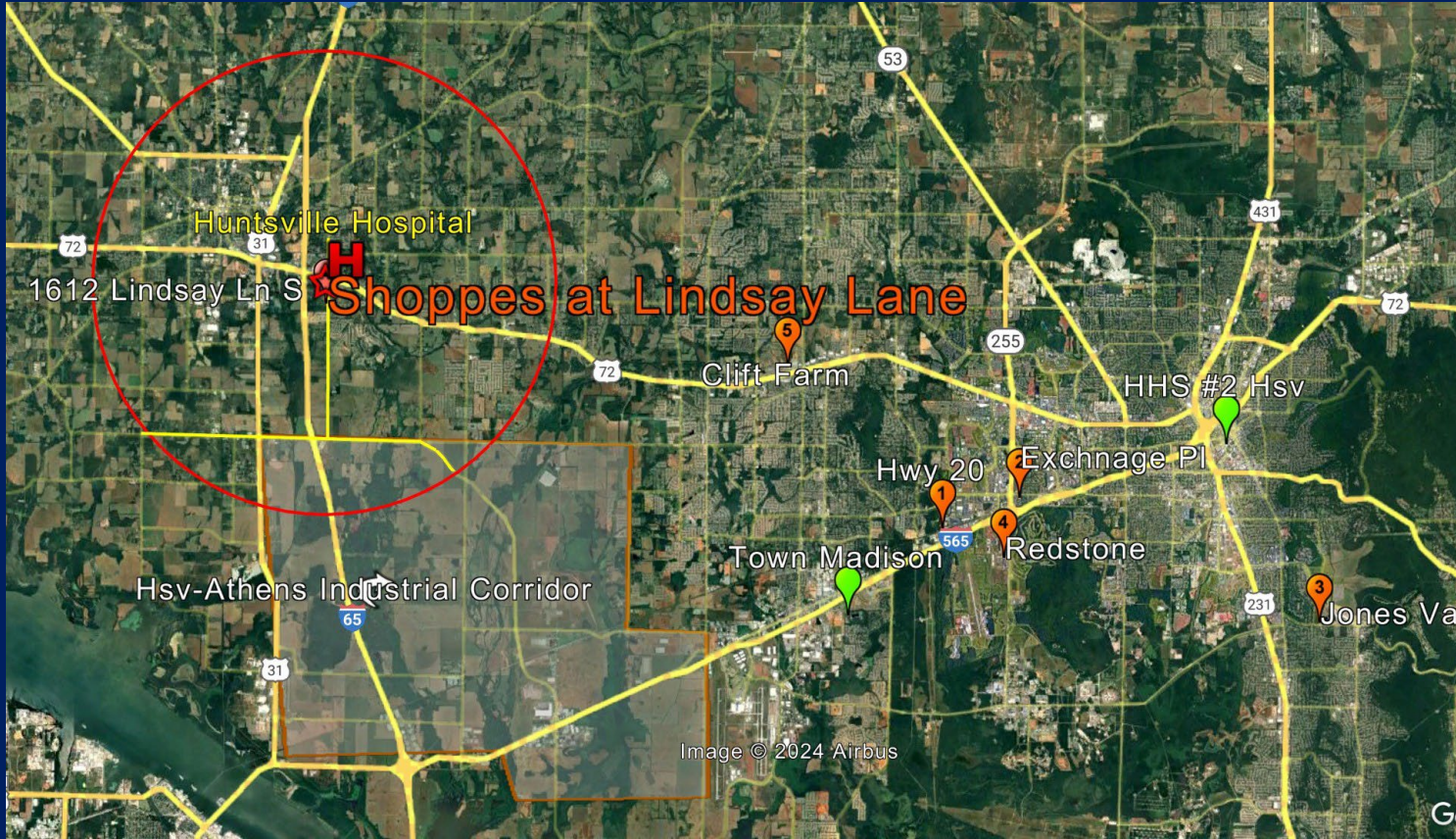
Atlanta, GA ~ 3 Hrs. 30 min

Savannah, GA ~ 7 Hrs.



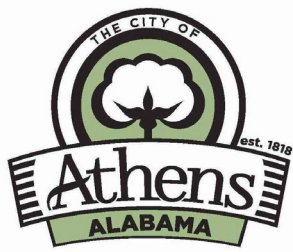


# Demographics



Overview			
Population	2,876	14,386	36,599
Pop density (per sq mile)	559	594	439
Area (sq mi) - based on Census Block Groups	5.15	24.21	83.46



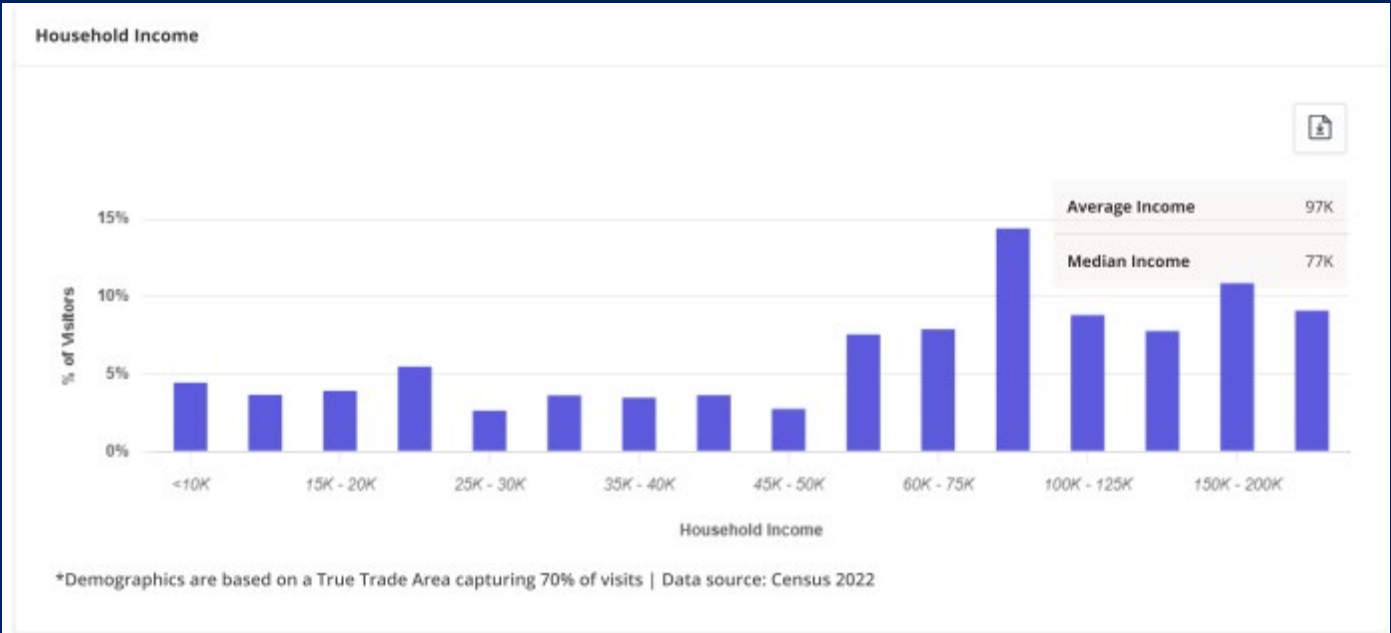


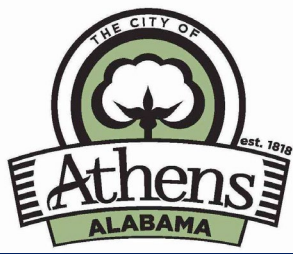
# Demographics



Search Group or Attribute | █ 1 Mile | █ 3 Mile | █ 5 Mile

Household Income						
Household Average Income	\$104,088.04	<span style="color: #e91e63;">█</span> 107	\$93,625.39	<span style="color: #ff9800;">█</span> 96	\$83,703.43	<span style="color: #3f51b5;">█</span> 86
Average Income per Person	\$40,251	<span style="color: #e91e63;">█</span> 107	\$40,460.21	<span style="color: #ff9800;">█</span> 108	\$34,375.61	<span style="color: #3f51b5;">█</span> 91
Household Median Income	\$81,938.98	<span style="color: #e91e63;">█</span> 118	\$69,393.35	<span style="color: #ff9800;">█</span> 100	\$61,208.71	<span style="color: #3f51b5;">█</span> 88





# Demographics



## Household Size

1 Person Household	210 (19.5%)		1,770 (28.9%)		3,943 (26.9%)	
2 Persons Household	560 (51.9%)		2,321 (37.9%)		5,656 (38.6%)	
3 Persons Household	149 (13.8%)		862 (14.1%)		1,864 (12.7%)	
4 Persons Household	45 (4.2%)		816 (13.3%)		2,081 (14.2%)	
5 Persons Household	42 (3.9%)		246 (4%)		810 (5.5%)	
6 Persons Household	62 (5.7%)		106 (1.7%)		265 (1.8%)	
7+ Persons Household	11 (1%)		11 (<0.5%)		24 (<0.5%)	

## Education

College / Associate Degree	645 (31.3%)		3,425 (32.2%)		8,670 (32.8%)	
Bachelor Degree	513 (24.9%)		2,582 (24.3%)		5,262 (19.9%)	
Advanced Degree	162 (7.8%)		1,249 (11.8%)		2,459 (9.3%)	



## AVERBUCH REALTY

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