



1651 Jefferson ST SE
Athens / Alabama



Athens Business Park

**1,000 SF - 2,100 SF
Spaces for Lease**



Property Overview

Athens Business Park offers versatile workspaces designed to meet the needs of small businesses, tradespeople, and service providers. Individual suites start at 1,000 square feet and include a private office, ADA accessible restroom, 14' - 16' ceilings, HVAC, storefront glass entry door, and an oversized roll-up door for easy vehicular access. With flexible lease terms and transparent monthly pricing, Athens Business Park delivers a turnkey solution that lets you concentrate on what matters most – growing your business.



Site Plan

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Building 1651- 1,000 SF

Availabilities:

- Unit 1 & 7: \$22.00/PSF (\$1,833/month)
- Unit 6: \$20.00/PSF (\$1,667/month)

Building 1655- 2,113 SF

Availabilities:

- Unit 2 & 3: \$18.00/PSF (\$3,170/month)

Building 1659- 2,000 SF

Availabilities:

- Unit 1: \$18.50/PSF (\$3,083/month)
- Unit 2 & 3: \$18.00/PSF (\$3,000/month)

27,442 SF

Interior Renderings

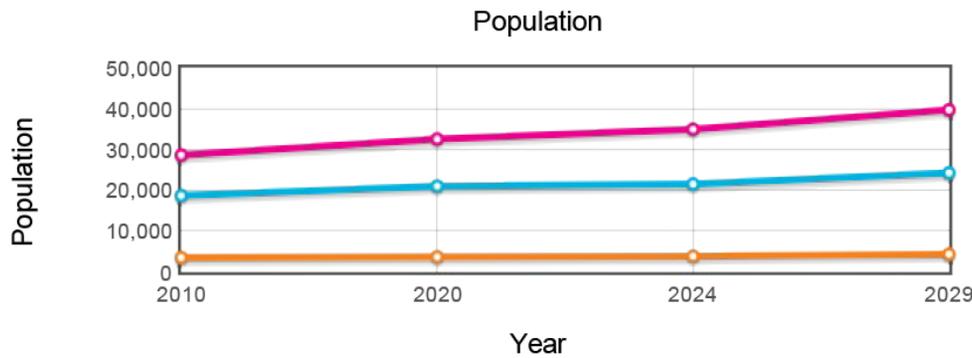
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Demographics

	1 Mile	3 Miles	5 Miles
Population	3,815	21,501	34,936
Household Income	\$83,181	\$90,444	\$98,928
Households	1,570	7,937	11,754
Businesses	415	1,134	1,328

- 1 Mile
- 3 Miles
- 5 Miles



Limestone County

The project is in Limestone County, which is the fastest growing county in the state of Alabama, experiencing 3.6% population growth in 2024 (growing 11 people per day). There is a tremendous amount of residential, industrial, and retail growth in the region. The project offers proximity to national retailers, national industrial users, and located only 1.8 miles from I-65 (major interstate connecting Birmingham to Nashville, TN).



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