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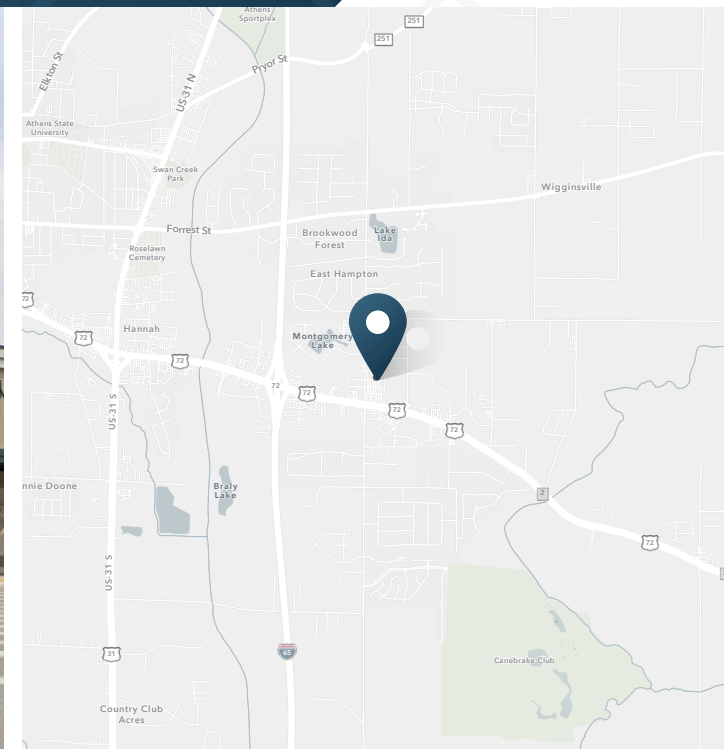
Eastside Junction

22031 US Highway 72 | Athens, AL 35613



# Eastside Junction

22031 US Highway 72 | Athens, AL 35613



1,372 SF

Available

79,675 SF

GLA

## ABOUT THE PROPERTY

- 79,675 SF Publix-anchored center with complimentary mix of tenants
- Conveniently located on Highway 72 East (Lee Highway) with easy access to I-65
- Strong incomes in immediate area with \$100K in one-mile radius of center

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,606	17,775	41,818
Average HH Income	\$136,483	\$112,443	\$108,219
Total Daytime Population	4,654	23,142	43,508
Year: 2025   Source: Esri			

## TENANTS INCLUDE

**Publix**

**Pet Depot**  
If You Love Pets... You'll Love Us!

**results**  
PHYSIOTHERAPY  
Get better, faster™

**CUTS by US**



**EGGS UP GRILL**

## CONTACT

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**Cooper Smith**

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## MANAGED BY

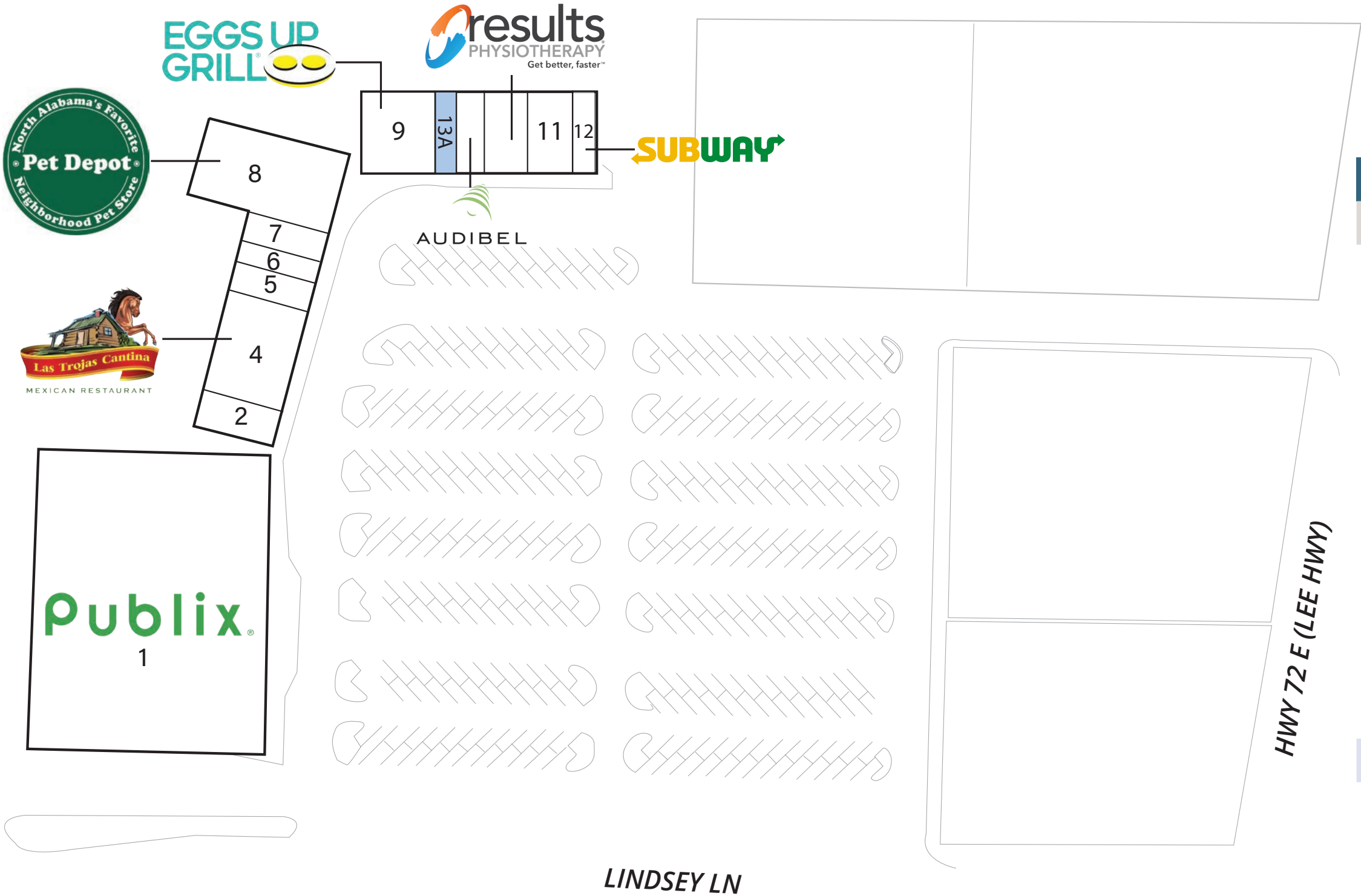


**INLAND COMMERCIAL  
REAL ESTATE SERVICES LLC**









TENANT ROSTER		
UNIT	TENANT	SF
1	Publix	45,600 SF
2	LifeSouth Community Blood Center	1,595 SF
4	Las Trojas Mexican Restaurant	5,810 SF
5	SEC Dentistry - Athens	1,600 SF
6	Cuts by Us	1,200 SF
7	Solar Nail	1,820 SF
8	Pet Depot	8,400 SF
9	Eggs Up Grill	4,200 SF
10	Results Physiotherapy	2,500 SF
11	1st Franklin Financial	2,625 SF
12	Subway	1,365 SF
13A	AVAILABLE	1,372 SF
13B	Audibel	1,672 SF



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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2025 Estimated Population	2,606	17,775	41,818
2030 Projected Population	2,995	20,375	47,725
Proj. Annual Growth 2025 to 2030	2.82%	2.77%	2.68%

### Daytime Population

2025 Daytime Population	4,645	23,142	43,508
Workers	3,326	14,030	21,122
Residents	1,319	9,112	22,386

### Income

2025 Est. Average Household Income	\$136,483	\$112,443	\$108,219
2025 Est. Median Household Income	\$108,218	\$86,367	\$83,906

### Households & Growth

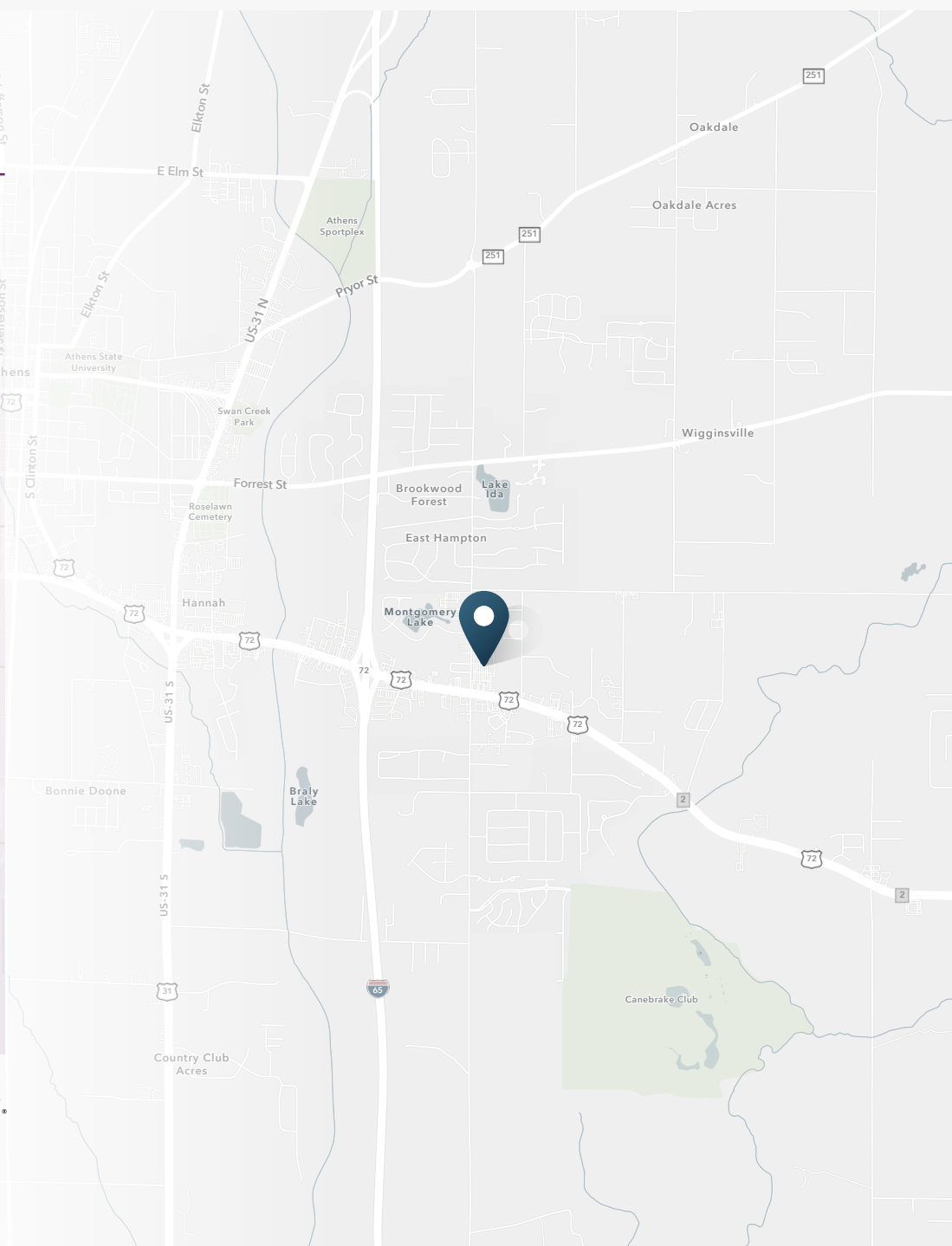
2025 Estimated Households	1,033	7,644	17,284
2030 Estimated Households	1,204	8,885	20,024
Proj. Annual Growth 2025 to 2030	3.11%	3.05%	2.99%

### Race & Ethnicity

2025 Est. White	80%	72%	70%
2025 Est. Black or African American	10%	15%	16%
2025 Est. Asian or Pacific Islander	2%	2%	1%
2025 Est. American Indian or Native Alaskan	0%	0%	1%
2025 Est. Other Races	8%	11%	12%
2025 Est. Hispanic (Any Race)	5%	8%	10%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



# Eastside Junction

3452 Lowery Parkway | Athens, AL 35068



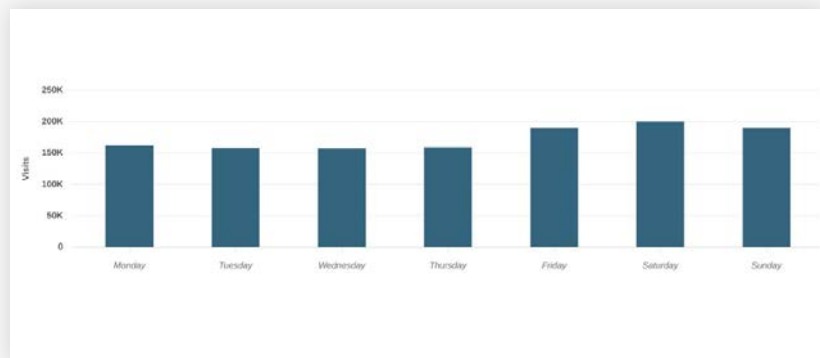
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

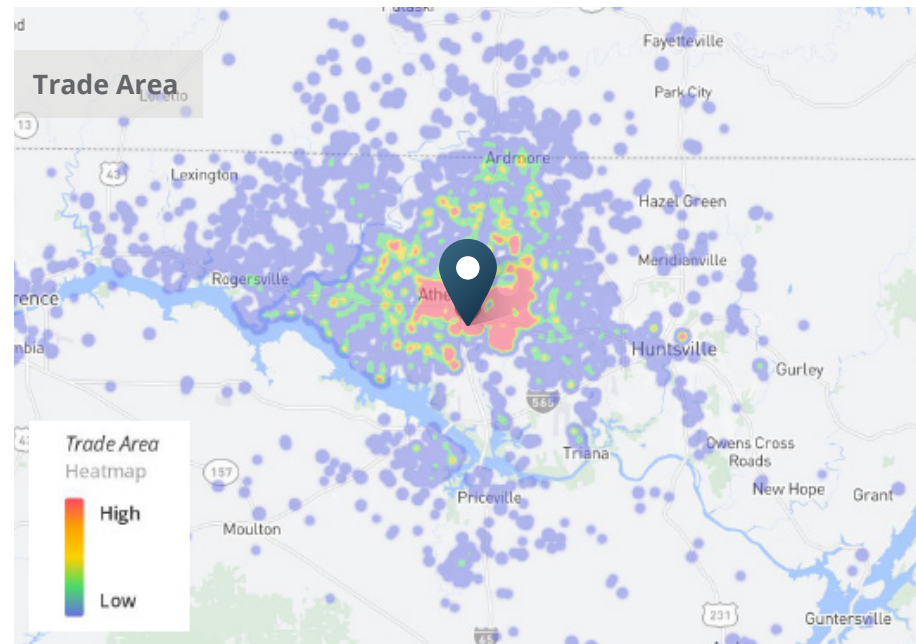
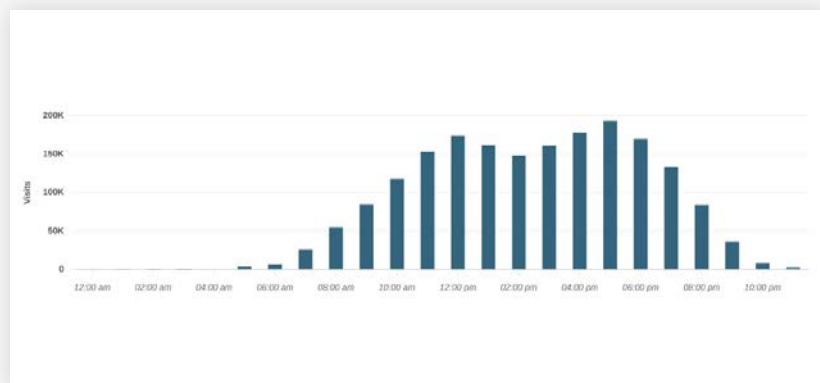
07/12/2024 - 07/11/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
170.2K	1.2M	7.2

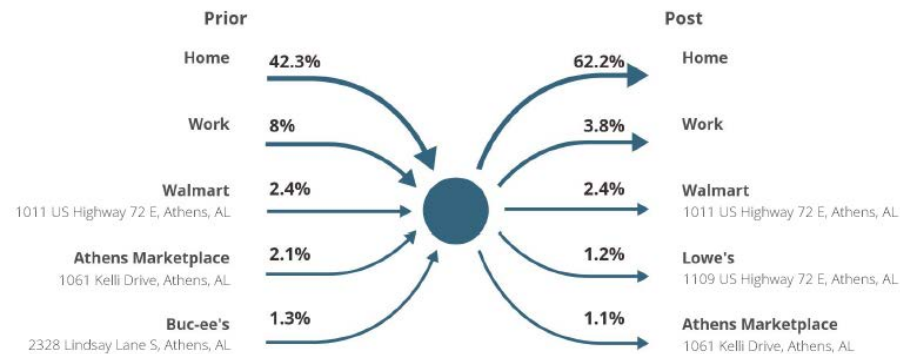
### Daily Visits



### Hourly Visits



### Customer Journey



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SOURCE



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