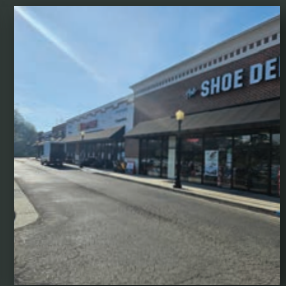


# French Farms Pavilion Premier Retail Opportunity

229 French Farms Blvd | Athens, AL 35611

For Lease  
~1,800 SF  
Call for Pricing



## Location



## Property Highlights

- 1,800 SF Available in high-performing 30,000 SF retail center
- Built in 2007 – Modern construction with strong tenant mix
- Directly Across from Walmart Supercenter Main Entrance
- Outparcel frontage near Zaxby's and surrounded by national retailers
- Located in Athens' #1 retail trade area
- Positioned along Hwy 72 (Bee Line Highway)
- 39,000 Vehicles Per Day – Highest traffic count on Hwy 72
- Excellent visibility, signage, and convenient access
- Strong daytime population and growing residential rooftops nearby
- Surrounded by new residential development driving continued growth

## NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804  
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C 256 468-2099

# French Farms Pavilion – For Lease Premier Retail Opportunity

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~1,800 SF  
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## Site Plan

72 US Highway 72



## Property Description

French Farms Pavilion is a premier 30,000 square foot retail center and widely recognized as the #1 retail location in Athens, Alabama. Built in 2007, the center offers modern construction, excellent visibility, and a strong retail presence in the heart of the city's primary commercial corridor.

The property is strategically positioned directly across from the main entrance to the Walmart Supercenter, creating exceptional crossover traffic and daily consumer draw. Outparcels fronted by Zaxby's and surrounded by other national retailers further reinforce the center's dominance within the trade area. This concentration of national brands, combined with continued residential growth nearby, makes French Farms Pavilion one of the most desirable retail destinations in the market.

Currently, 1,800 square feet is available for lease, presenting an outstanding opportunity for retailers, service providers, or restaurant users seeking high-traffic visibility within Athens' most established retail corridor. With continued residential development expanding the surrounding customer base, French Farms Pavilion offers both immediate foot traffic and long-term growth potential.

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# French Farms Pavilion – For Lease Premier Retail Opportunity

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~1,800 SF  
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## Area Amenities



229 French Farms Blvd

VPD: 39,000

## Location Description

928 US Highway 72 is strategically positioned along one of Athens' most heavily traveled corridors. Highway 72 serves as the primary east-west route through North Alabama, connecting Athens to Huntsville (20 miles east) and Florence (45 miles west). The property benefits from exceptional daily traffic counts, strong visibility, and easy accessibility, making it a prime destination for both local residents and regional commuters.

## Area Demographics

	1 Mile	3 Miles	5 Miles
Population	2,559	19,871	35,808
Households	1,149	8,434	14,377
Avg. HH Income	\$94,827	\$84,120	\$94,002

## More Information



For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device.

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