

**CORNER LOT
AVAILABLE
3.45 ACRES**



**0 HIGHWAY 72
ATHENS, AL 35613**



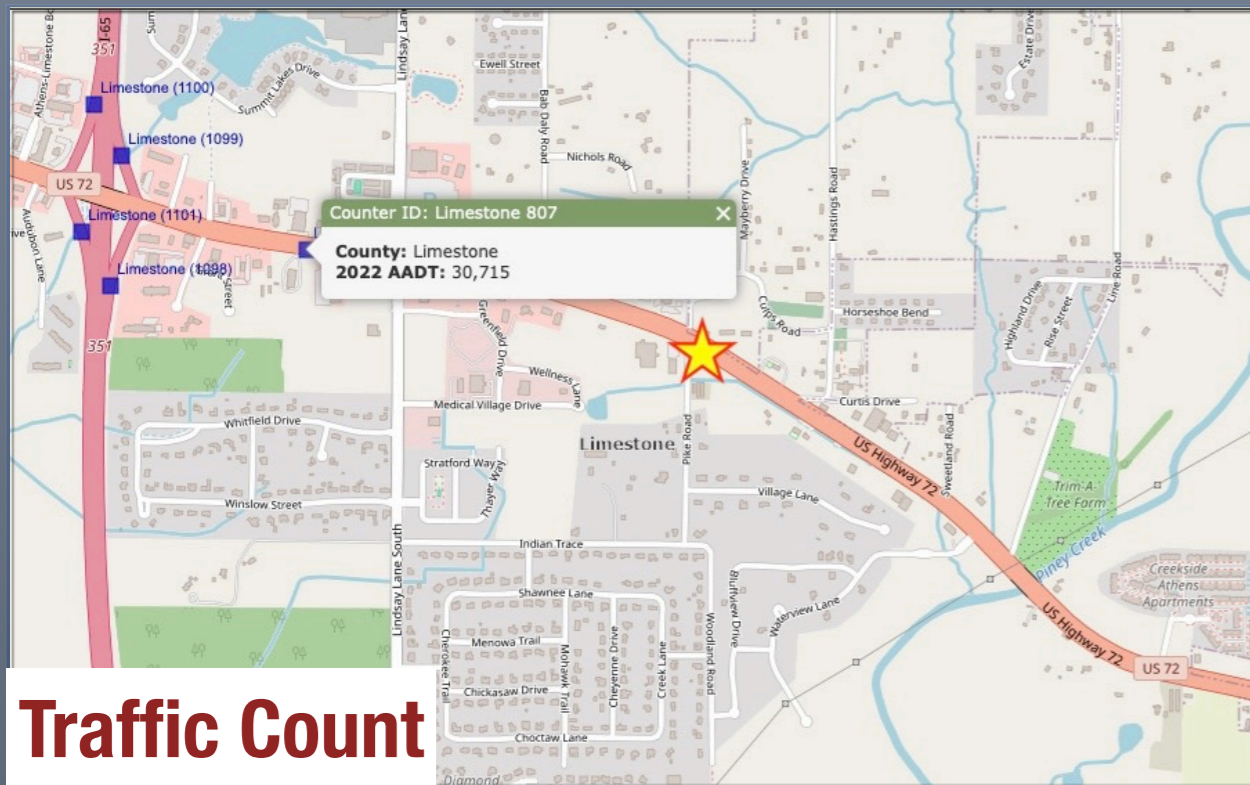
**Dustin Taylor, CCIM
Owner/Broker
256-683-3876
HSVCommercial@gmail.com**

Property Overview

Ground Lease or Build to Suit - Corner of Highway 72 and Pike Road - 3 parcels totaling 3.45 acres - owner will consider dividing. Approximately 736ft of frontage on Highway 72. Zoned B2. Sewer and water available. Traffic count - 30,715 VPD.

Demographics

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	2,821	15,023	40,573
HOUSEHOLDS	1,105	6,178	16,379
AVERAGE HH INCOME	\$140,465	\$115,121	\$97,405



Traffic Count

