

## FOR LEASE

### PROPERTY OVERVIEW

This Starbucks anchored center is located on Athens' main retail corridor, Highway 72, directly off the exit for I-65 and Highway 31. Big box retailers in the market include Walmart Supercenter, Lowe's, and Publix.

This location offers impressive retail synergy with nearby national retailers including Chick-fil-A, Dairy Queen, Chevron, Applebee's, IHOP, Pep Boys, Bojangles, McDonald's, Burger King, and more. The site also benefits from national hotel brands within walking distance including Fairfield Inn & Suites by Marriot, Days Inn & Suites by Wyndham, Best Western Inn, Holiday Inn Express & Suites, and Hampton Inn & Suites.

### AVAILABLE

- Suite D: 1,600 SF

### LEASE RATE

- \$18.00 PSF + \$4.97 NNN

### PROPERTY DETAILS

- GLA: 14,400 ± SF
- Year Built: 2006
- Zoning: B-3
- Parking: 60 Spaces
- Land Size: 2.08 AC
- Frontage: 323'

### TRAFFIC COUNT (ADT 2022)

- On AL-72, at site: 35,989
- On I-65, south of site: 18,027

### LOCATION

- Located at intersection of AL-72 and I-65 (Exit 351)
- Site is within walking distance to many national hotel brands



SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

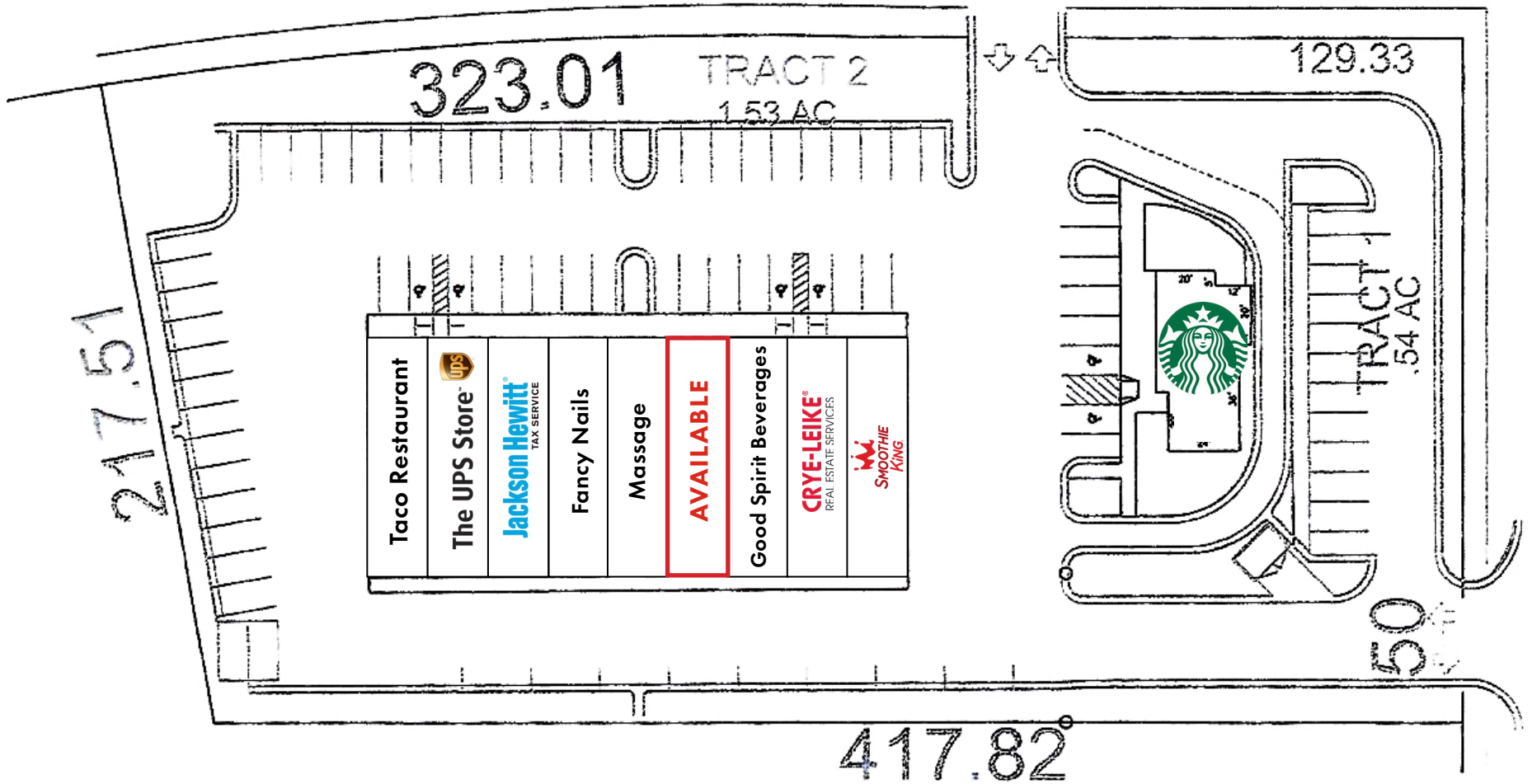
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CLIC IMAGE FOR LARGER VIEW



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PYLON IMAGE HAS BEEN ALTERED TO REFLECT CURRENT TENANTS



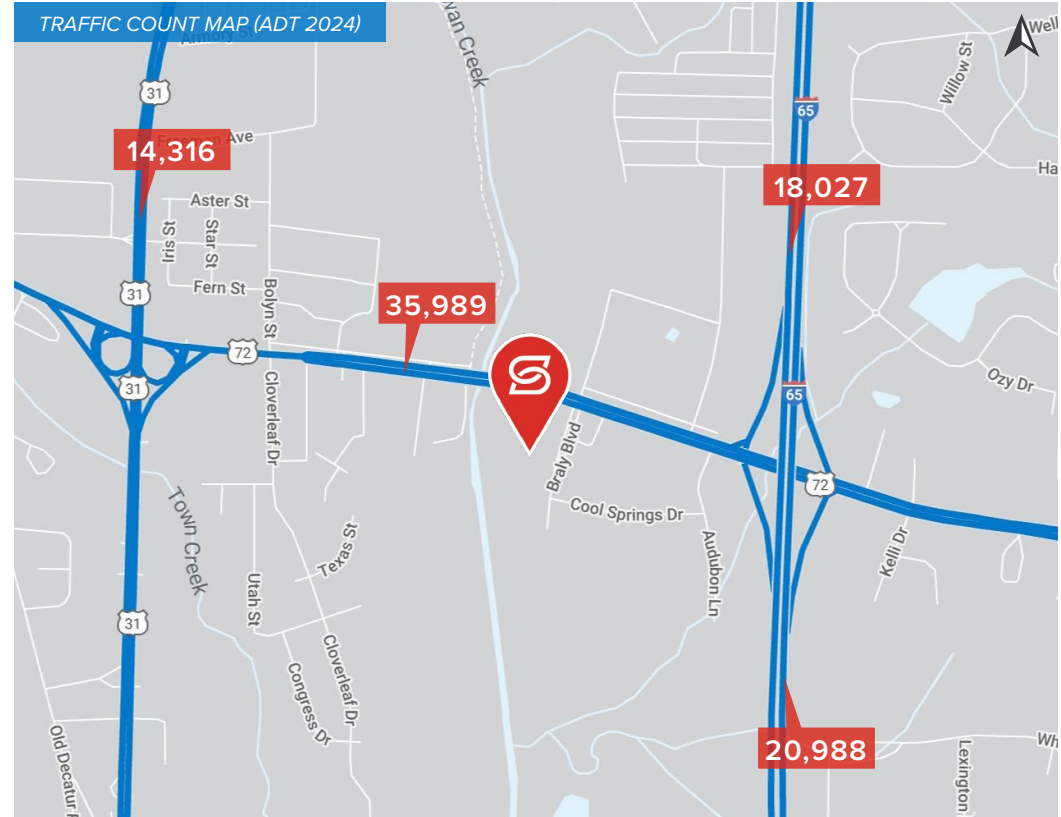
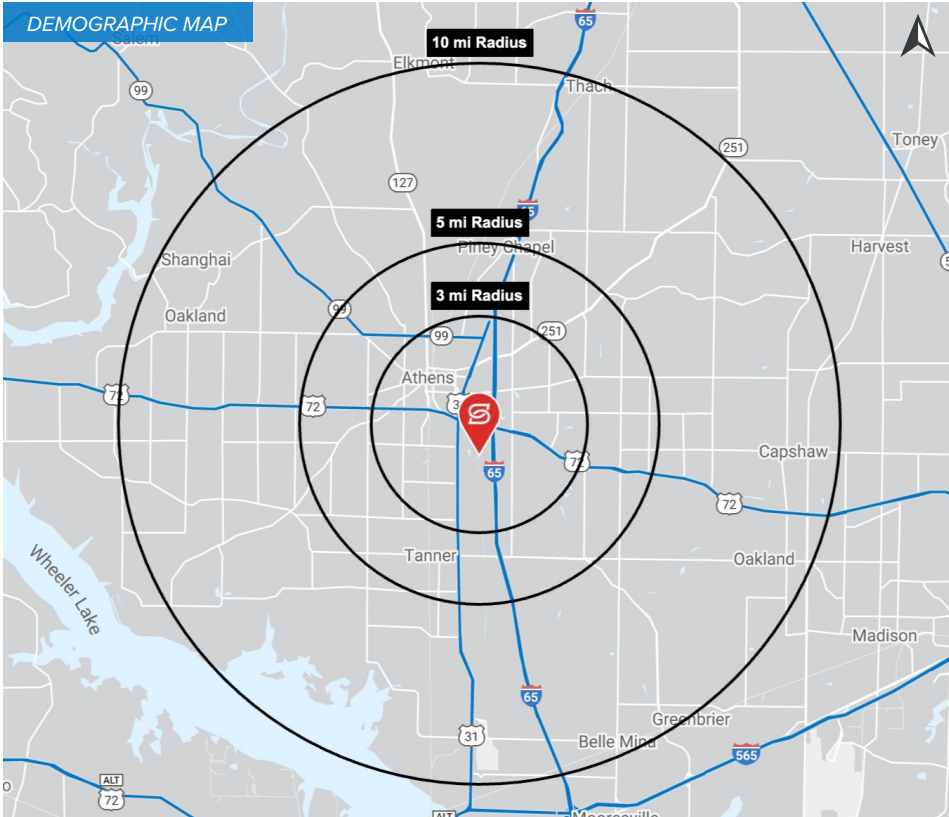
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## 2024 DEMOGRAPHICS

3 MILE 5 MILE 10 MILE



22,628 39,815 95,060

3 MILE 5 MILE 10 MILE



\$90,087 \$92,875 \$100,011

3 MILE 5 MILE 10 MILE



9,404 16,228 36,295