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HWY 72 CENTRE ATHENS RETAIL SPACE

1260 Highway 72 E, Athens, AL

SUMMARY

RETAIL COMPETITIC

SITE PLAN

HOTOS

EMOGRAPHICS

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

- TRAFFIC COUNT (ADT 2022)
 On AL-72, at site: 35,989
- On I-65, south of site: 18,027

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'

LOCATION

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



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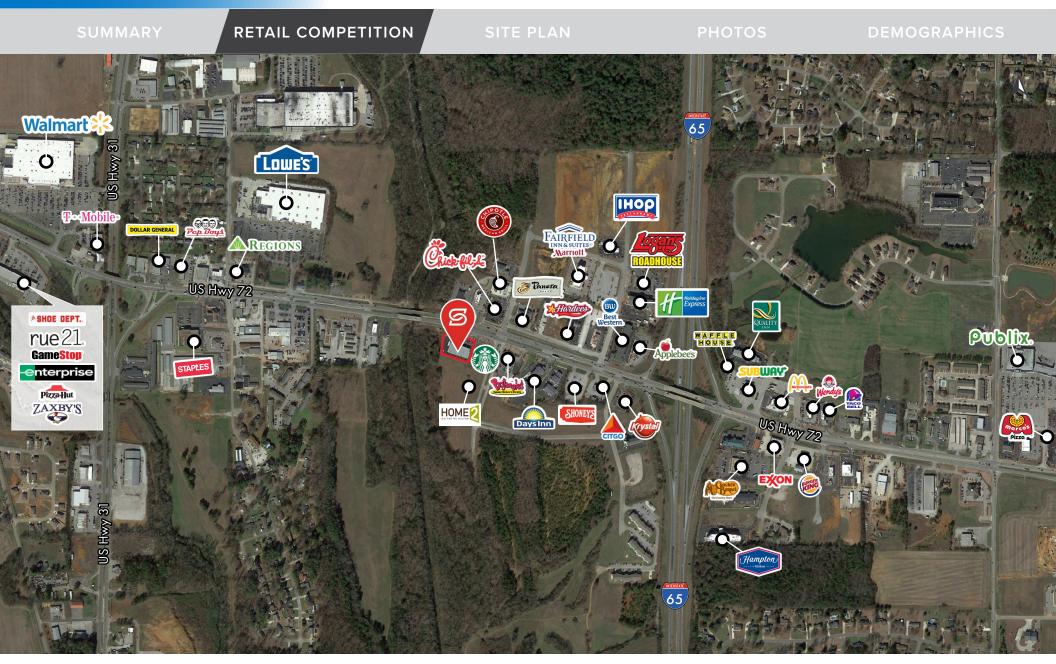
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SITE PLAN CLIC IMAGE FOR LARGER VIEW 步会 129.33TRACT 2 323.01 1 53 AC 9 • \vdash Good Spirit Beverages • Taco Restaurant **AVAILABLE** ackson Hewitt Fancy Nails **CRYE-LEIKE**[®] REAL ESTATE SERVICES The UPS Store Massage SMOOTH 417.82

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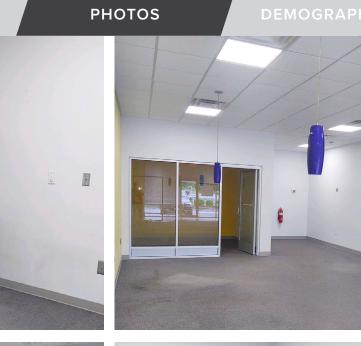
1260 Highway 72 E, Athens, AL

SUMMARY

RETAIL COMPETITION



EXIT





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ANNUA ANNUA

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PYLON IMAGE HAS BEEN ALTERED TO REFLECT CURRENT TENANTS



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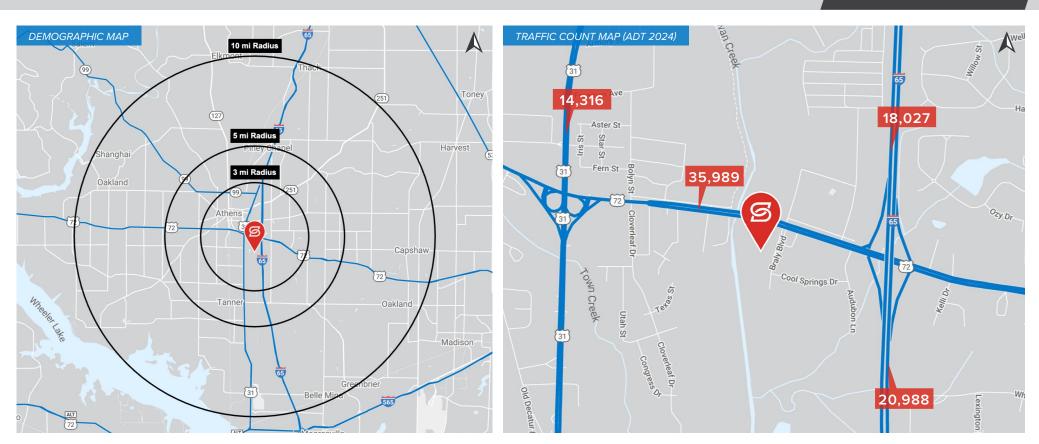
1260 Highway 72 E, Athens, AL

SUMMARY

RETAIL COMPETITION

SITE PLAN





2024 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE		3 MILE	5 MILE	10 MILE		3 MILE	5 MILE	10 MILE
POPULATION	22,628	39,815	95,060	AVG. HH INCOME	\$90,087	\$92,875	\$100,011	HOUSEHOLDS	9,404	16,228	36,295

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