

Hwy 72 Building For Lease

11,900 SF Available

1207 Eidson St, Athens, AL 35611



www.mingcregroup.com



- Excellent visibility right off of Highway 72 with 33,000+ Average Daily Traffic
- Situated on +/- 1.3 acres
- Sales floor of 7,000 sf with 3,500 sf of warehouse space
- Upstairs has 1,400 sf of office space
- Located in the heart of Athens' retail corridor just 0.5 miles from Interstate 65
- Nearby businesses include Winter Timber Outdoors, Lowe's, Chick-Fil-A, Bojangles, Starbuck's, Chipotle, and many more

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Property Aerial

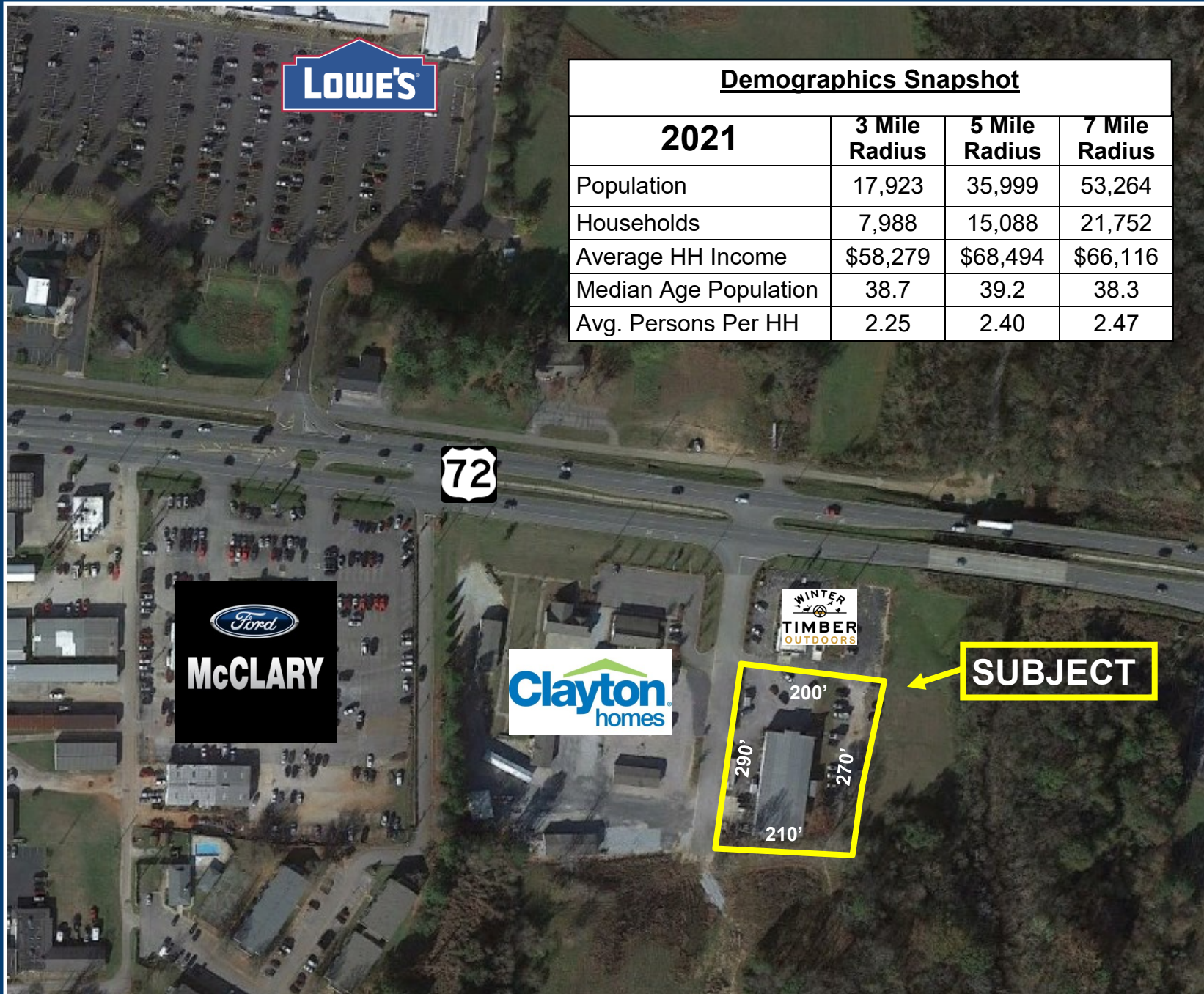


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Site Specs & Demographics



Demographics Snapshot

2021	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	17,923	35,999	53,264
Households	7,988	15,088	21,752
Average HH Income	\$58,279	\$68,494	\$66,116
Median Age Population	38.7	39.2	38.3
Avg. Persons Per HH	2.25	2.40	2.47

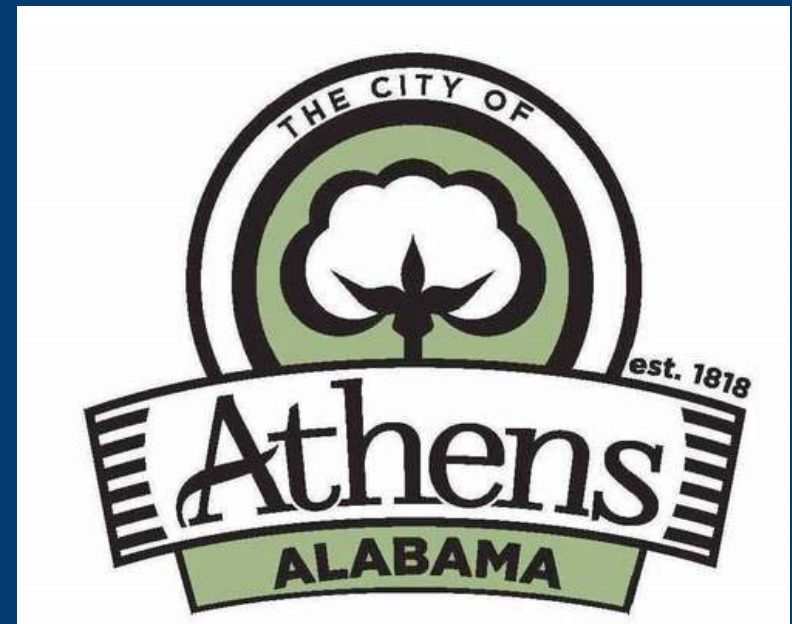
Athens Market Aerial



Athens, Alabama

A City on the Move!

- Delineated Retail Trade Area includes approximately 82,000 people with 30,000 households and Median HHI of \$48,000.
- Located 9 miles away from future \$1.6 billion Toyota-Mazda plant.
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65, Hwy 72, and Hwy 31.
- 18th largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as fastest growing county in Alabama by U.S. Census Bureau
- Considered to be a “city on the edge” due to its proximity to Huntsville, AL MSA, which has one of the highest median incomes in the Southeast due to its technology centered employment base. Athens, AL provides the community quality of life desired by today’s consumer with high paying jobs less than 30 minutes away.
- New \$60 million Athens High School
- Athens Middle School relocated to former high school
- New \$15 million Athens Bible School
- New \$18 million Rec Center in construction phase
- Ranked No. 3 Best County to raise a family in Alabama
- Ranked No. 1 Safest County in Alabama
- Ranked No. 3 Best County for Job Opportunities in Alabama



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