



FOR LEASE

Athens Plaza

1260-1286 US Highway 72 E | Athens, AL 35611

 SRS

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1,600 SF
Available

±16,150 SF
GLA Across Two Buildings

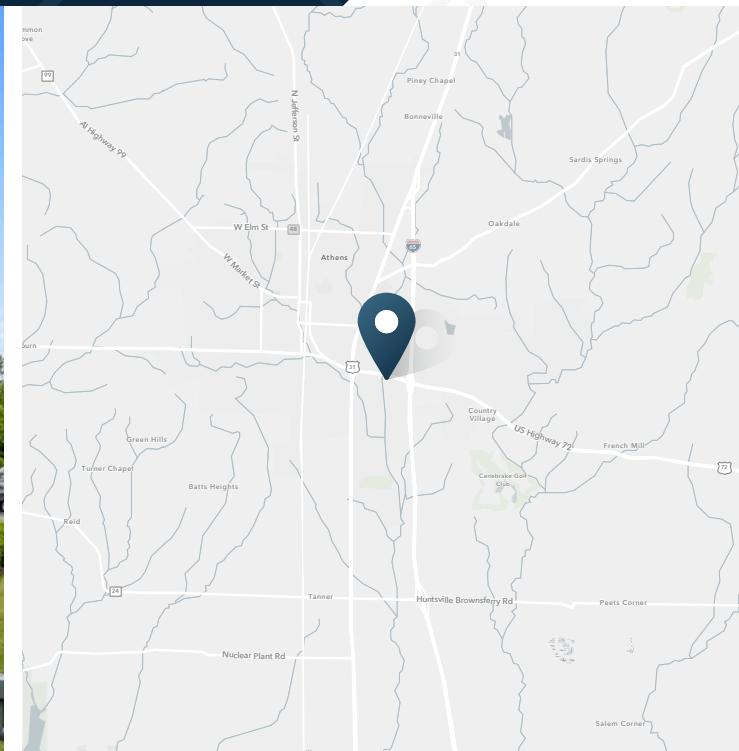
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ABOUT THE PROPERTY

- Prime retail space for lease within a 16,150 SF multi-tenant center featuring a freestanding Starbucks.
- Located at a signalized intersection with direct access from I-65 and US Highway 31 in Athens, Alabama - the fastest growing city in the state.
- Premier visibility along US Highway 72 (±34,000 VPD), the city's primary retail corridor connecting Athens and Huntsville.
- 60 dedicated parking spaces with excellent ingress/egress.
- High-performing Starbucks anchor with strong co-tenancy and long-term tenants.
- Surrounded by national retailers including Walmart Supercenter, Lowe's, Publix, Chick-fil-A, and Chipotle.
- Approximately 10 major hotels within 15 minutes, including Hampton Inn, Fairfield Inn, Holiday Inn Express, and Best Western.



- 15 miles west of Huntsville and 12 miles north of Decatur, offering outstanding regional connectivity
- Growing residential base driven by DDB Capital's new 124 acre, 300-home master-planned community with resort-style amenities.

TENANTS INCLUDE



Jackson Hewitt
TAX SERVICES



Oscar's
TACO SHOP



The UPS Store

FANCY NAILS

Athens Trade Area

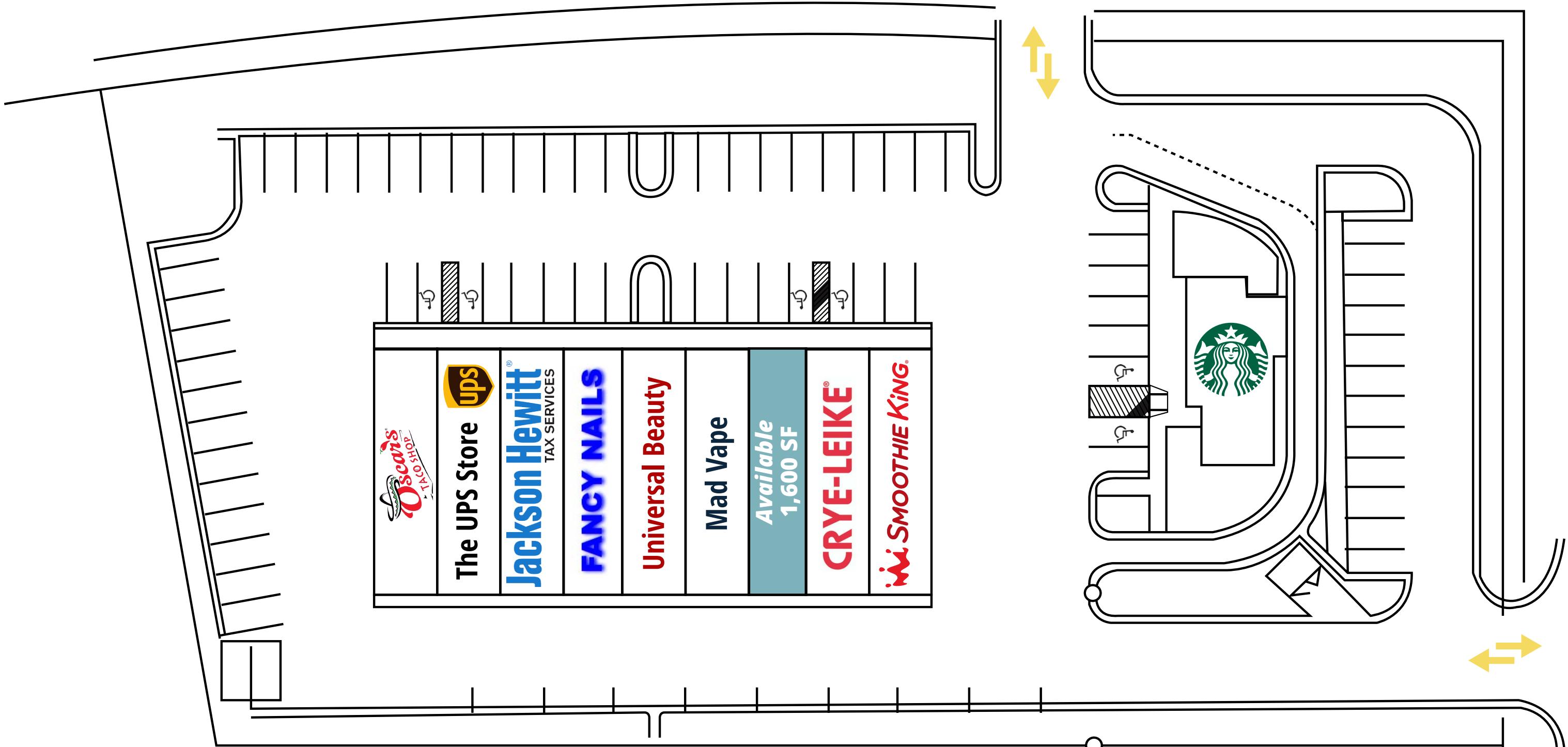
Athens, AL



Athens Plaza

Athens, AL





TENANT ROSTER

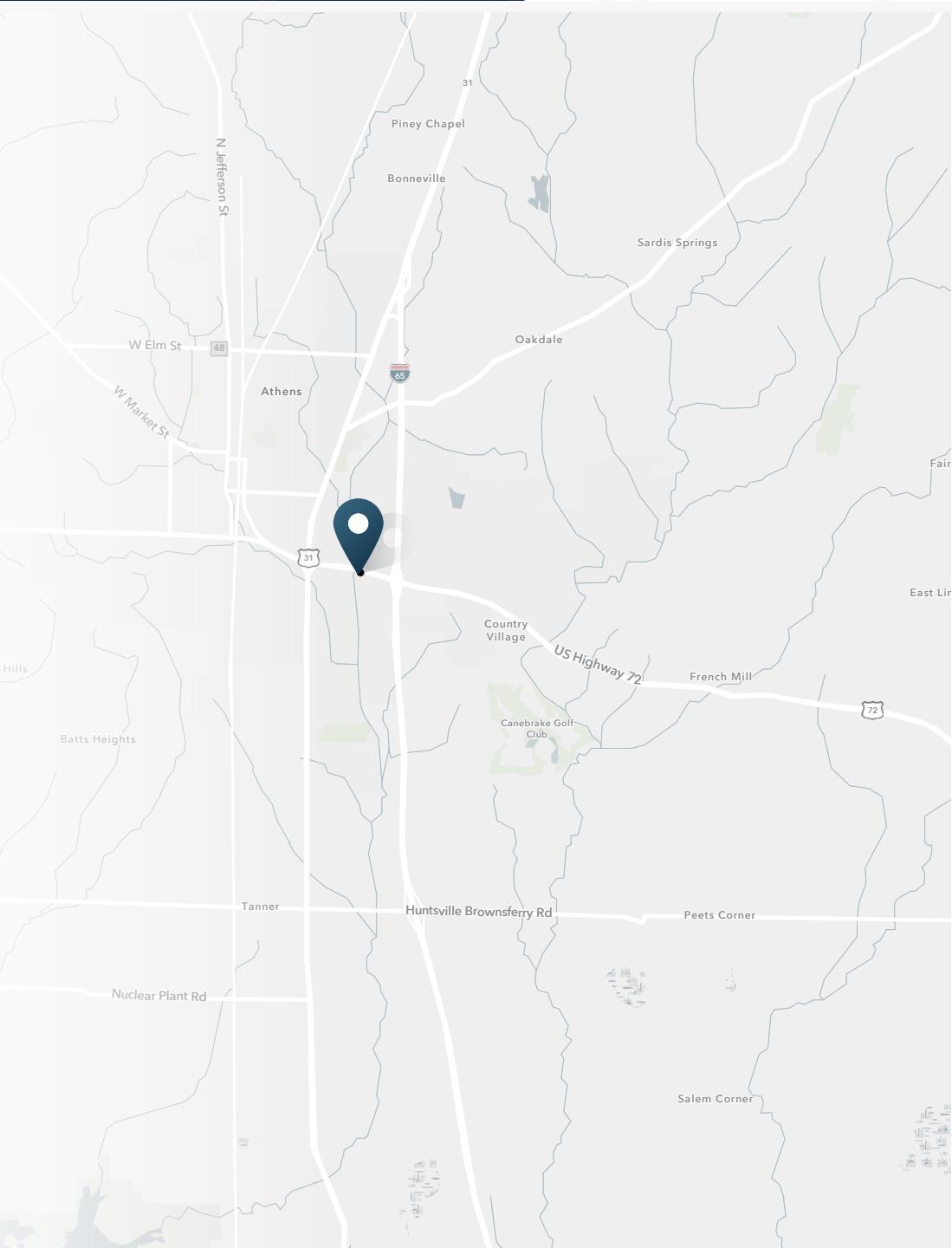
	TENANT	SF		TENANT	SF		TENANT	SF		TENANT	SF		TENANT	SF
1	Starbucks	1,700 SF	3	Crye-Leike	1,600 SF	5	Mad Vape	1,600 SF	7	Fancy Nails	1,600 SF	9	The UPS Store	1,600 SF
2	Smoothie King	1,600 SF	4	AVAILABLE	1,600 SF	6	Universal Beauty	1,200 SF	8	Jackson Hewitt Tax Service	1,600 SF	10	Oscar's Taco Shop	1,600 SF

DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2025 Estimated Population	4,715	19,608	34,769
2030 Projected Population	5,303	22,031	39,456
Proj. Annual Growth 2025 to 2030	2.38%	2.36%	2.56%
Daytime Population			
2025 Daytime Population	5,303	27,917	39,377
Workers	2,727	17,061	20,451
Residents	2,576	10,856	18,926
Income			
2025 Est. Average Household Income	\$69,955	\$85,407	\$97,046
2025 Est. Median Household Income	\$50,033	\$59,307	\$73,550
Households & Growth			
2025 Estimated Households	2,114	8,452	14,498
2030 Estimated Households	2,421	9,654	16,707
Proj. Annual Growth 2025 to 2030	2.75%	2.70%	2.88%
Race & Ethnicity			
2025 Est. White	54%	63%	68%
2025 Est. Black or African American	32%	20%	16%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	12%	16%	14%
2025 Est. Hispanic (Any Race)	10%	14%	12%

► **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Athens Plaza: Starbucks

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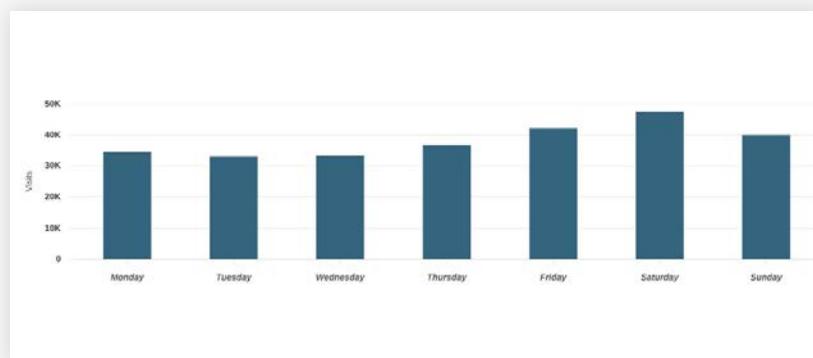
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

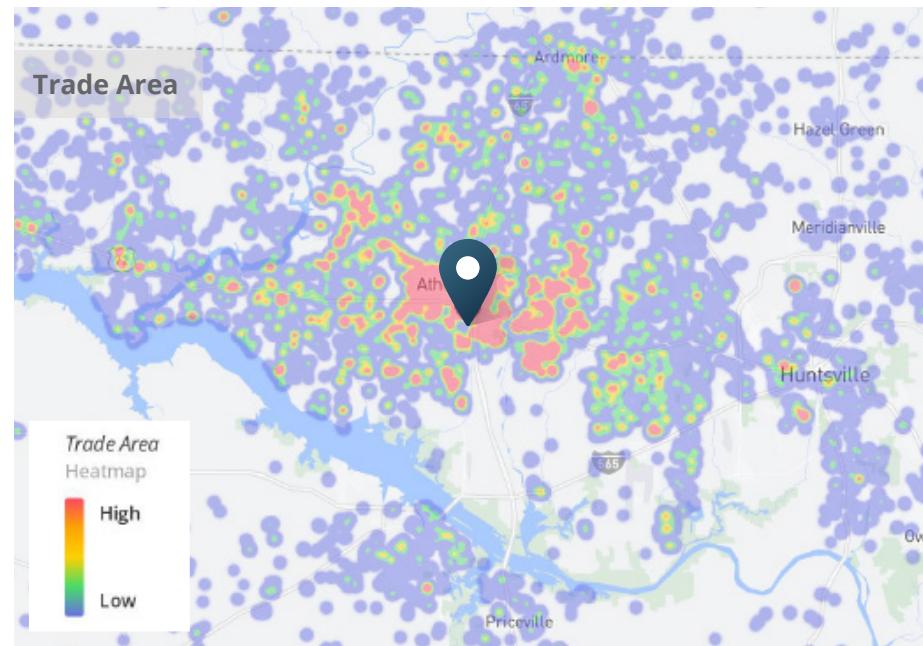
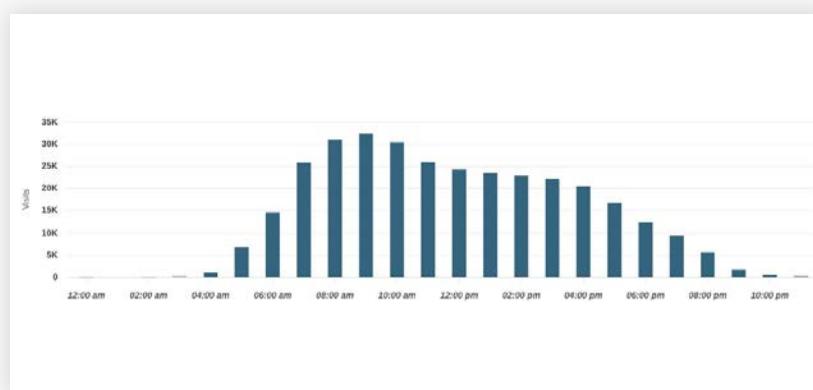
10/14/2024 - 10/13/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
102.4K	267.4K	2.61

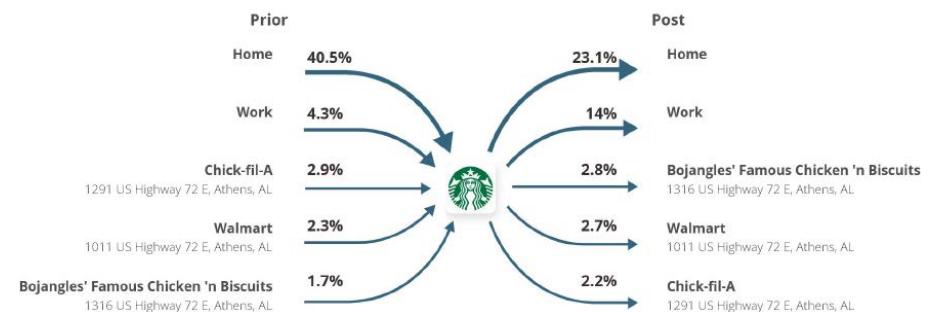
Daily Visits



Hourly Visits



Customer Journey



➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE

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