



FOR LEASE

Athens Plaza

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



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1,600 SF

Available

±16,150 SF

GLA Across Two Buildings

CONTACT

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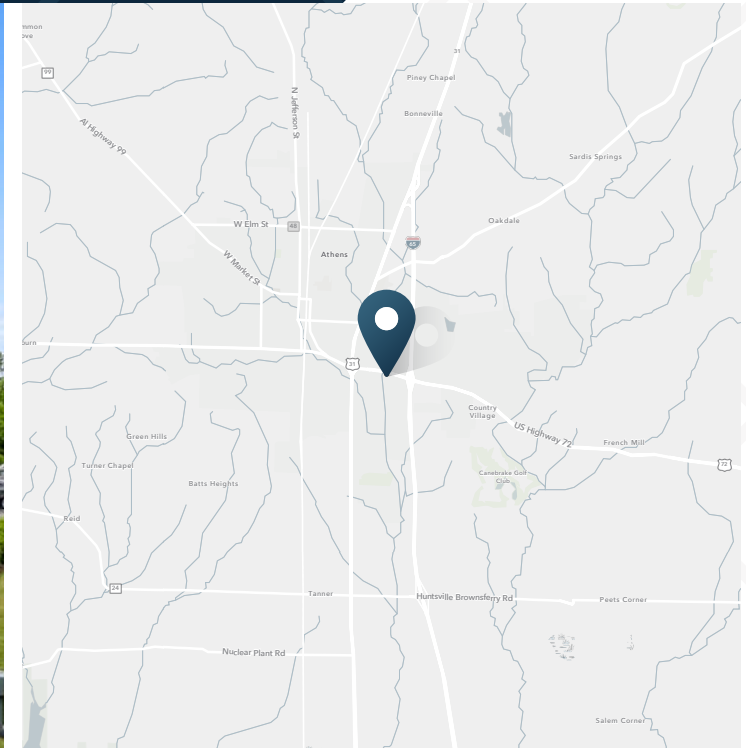
Cooper Smith

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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



The UPS Store

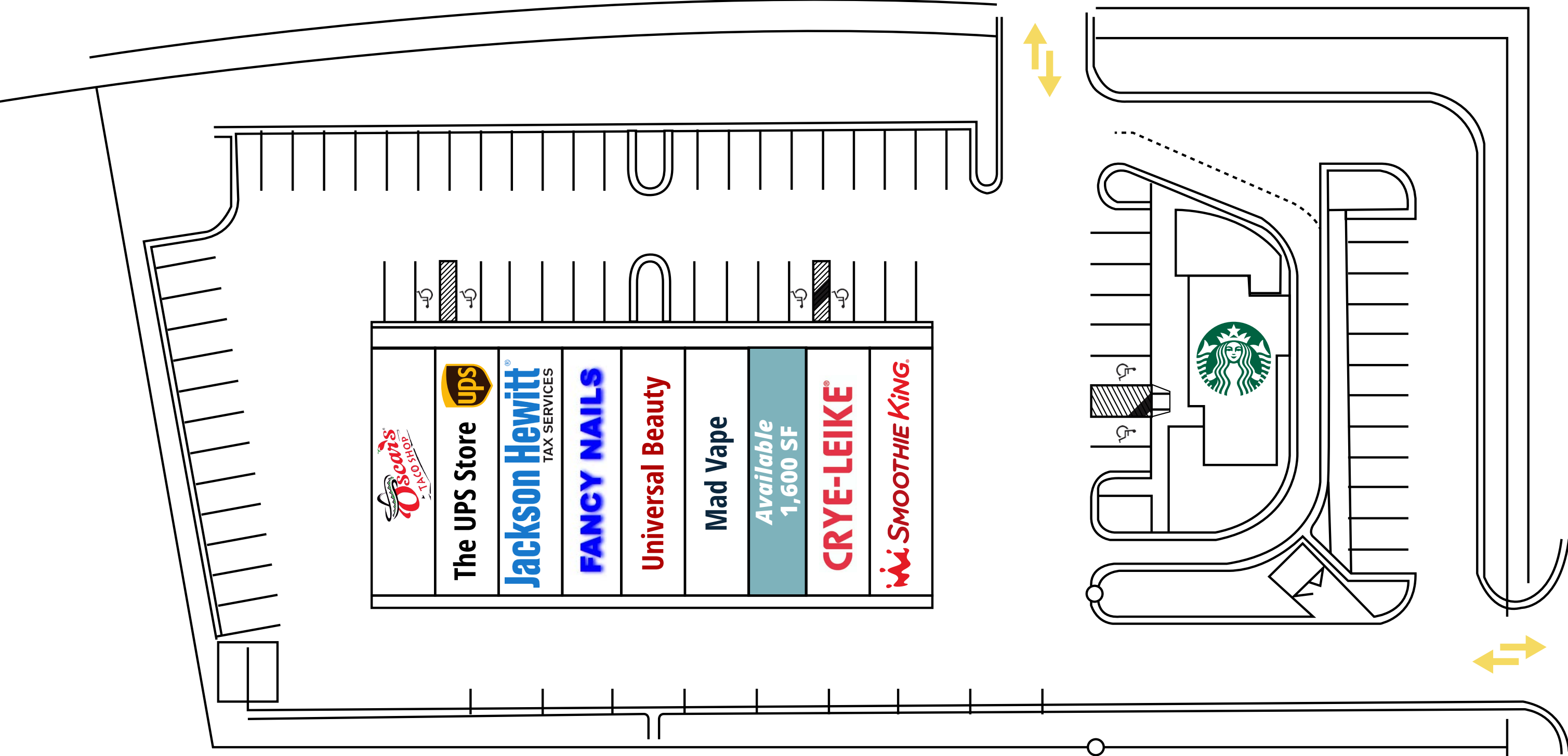


FANCY NAILS

Athens, AL







TENANT ROSTER

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
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
									9	The UPS Store	1,600 SF
									10	Oscar's Taco Shop	1,600 SF

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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

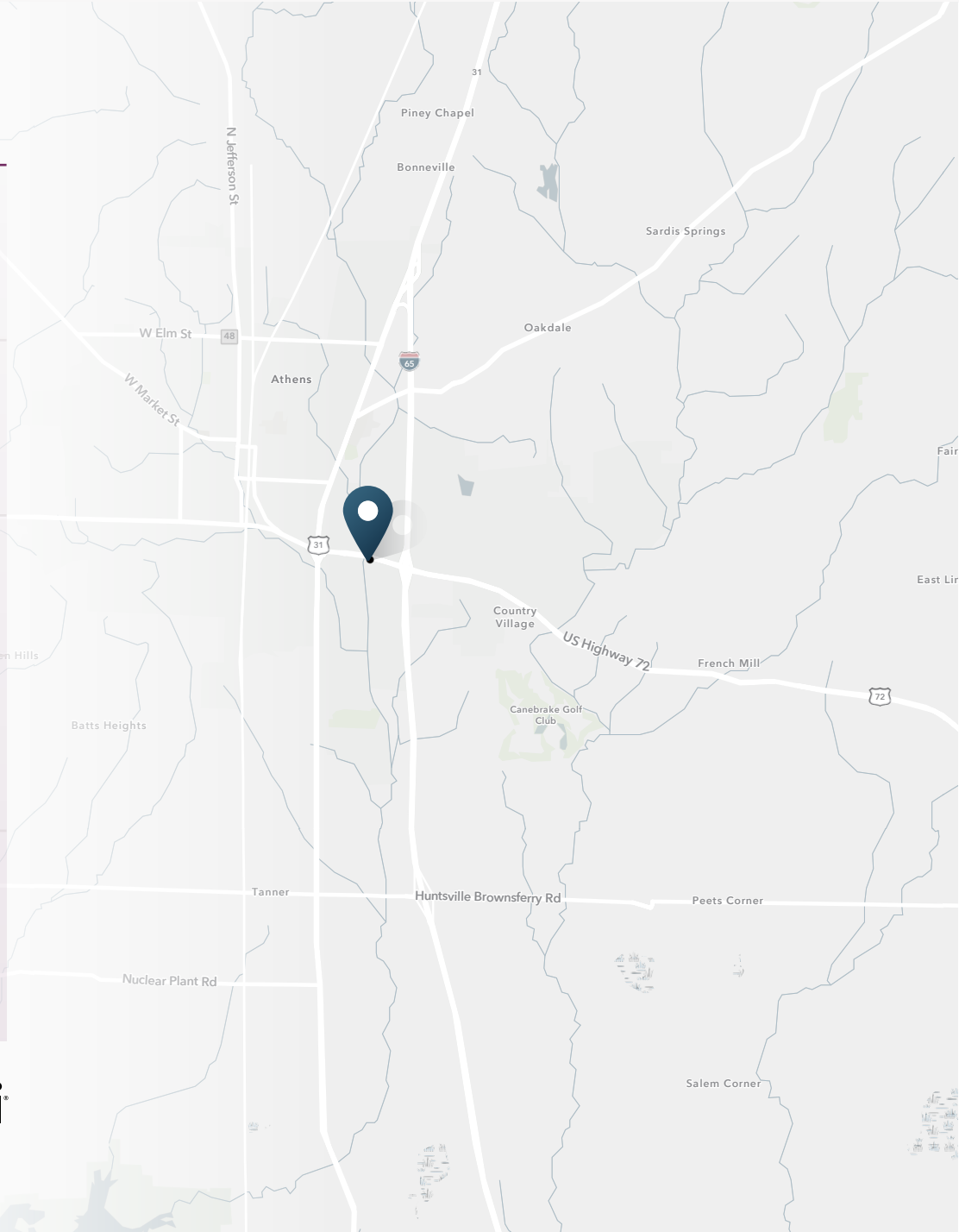
2025 Estimated Households	2,114	8,452	14,498
2030 Estimated Households	2,421	9,654	16,707
Proj. Annual Growth 2025 to 2030	2.75%	2.70%	2.88%

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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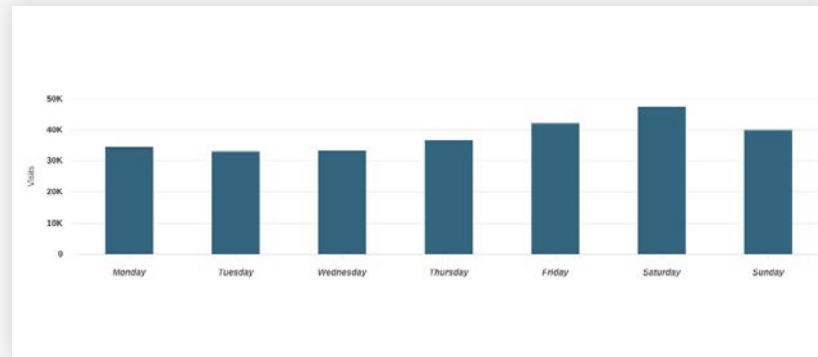
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

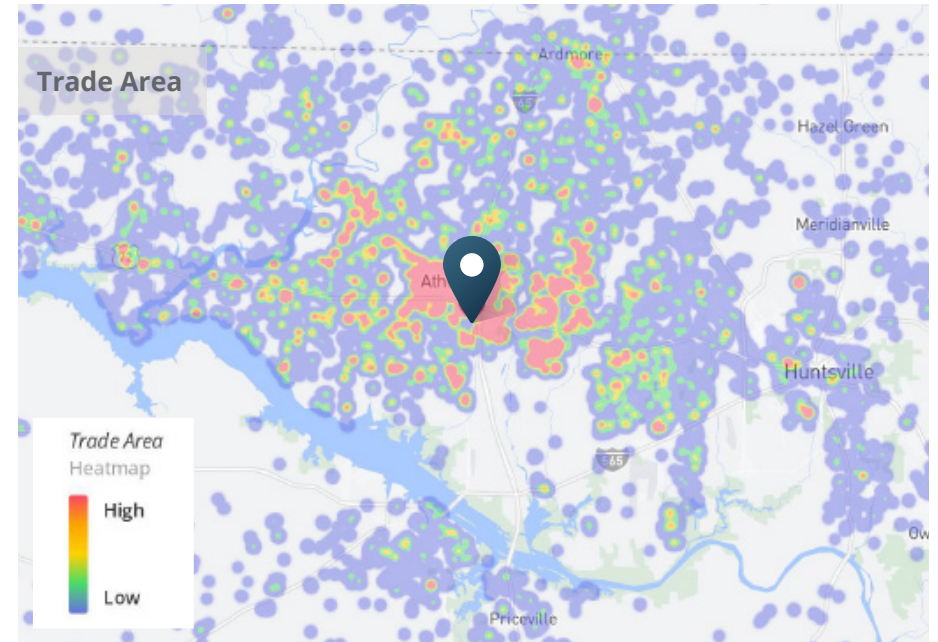
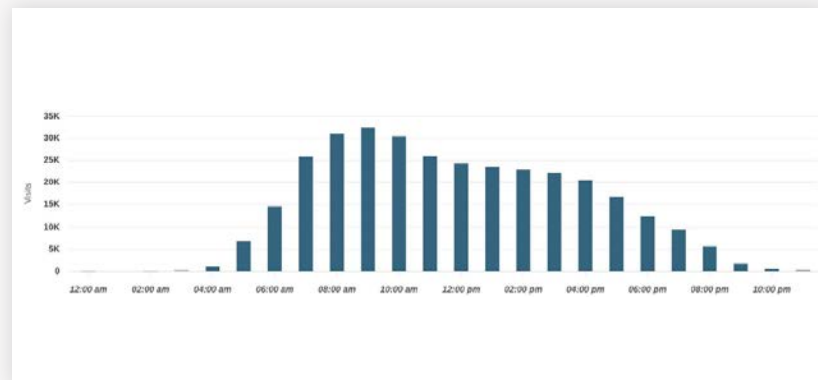
10/14/2024 - 10/13/2025

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

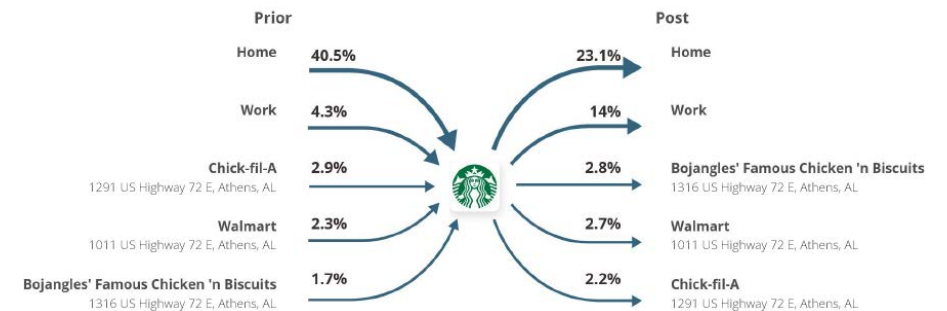
Daily Visits



Hourly Visits



Customer Journey



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SOURCE



Placer.ai



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