

Retail Suites for Lease Athens Shoppes

935 Us Highway 72 E | Athens, AL 35611

Call for Pricing
~2,058–3,000 SF



Property Highlights

- Two suites available:
Suite H - ~2,058 SF shell/space vanilla box
Suite I - ~3,000 SF
- Shadow-anchored by Walmart Supercenter – powerful traffic generator and cross-shopping draw.
- High-exposure frontage on US-72 (±40 K VPD) with signalized access and dedicated turn lane.
- Modern 2013 construction with abundant storefront parking (165 ± stalls) and rear service access.
- Surrounded by national QSR, grocery, and service retailers; minutes to I-65 and downtown Athens.
- Flexible suite depths accommodate retail, medical, service, or fast-casual concepts; TI allowances negotiable.
- NNN lease structure; professionally managed center keeps common areas pristine.
- Tenant mix includes: Firehouse Subs, Dollar Tree, Ninja Japanese Steakhouse & Sushi, Great Clips, Metro by T-Mobile

Location



NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804

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Site Plan



Property Description

Position your brand at the busiest retail corridor in Limestone County. Athens Shoppes is a ±31,925 SF shadow-anchored strip center directly beside Walmart Supercenter at a fully signalized intersection on US-72, where roughly 40,000 vehicles pass daily. Built in 2013 with a 5.17/1,000 SF parking ratio and its own dedicated turn lane, the center offers exceptional visibility, seamless ingress/egress, and prominent pylon & façade signage.

Location Description

Situated adjacent to Walmart Supercenter, part of a high-traffic retail corridor.

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Area Amenities



Area Demographics

	3 Mile	5 Miles	10 Miles
Population	23,584	35,604	88,462
Households	9,729	14,474	33,287
Avg. HH Income	\$82,587	\$87,443	\$101,376

More Information



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

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