

AVAILABLE

**OFFICE SPACE OR
GROUND LEASE**



**1105 HWY 72
ATHENS, AL 35611**



**Dustin Taylor, CCIM
Owner/Broker
256-683-3876**

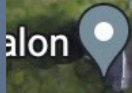
HSVCommercial@gmail.com

Home improvement store



Fern St

Bolyn St



EXPRESS OIL CHANGE 10 MINUTE SERVICE

REGIONS Regions Bank



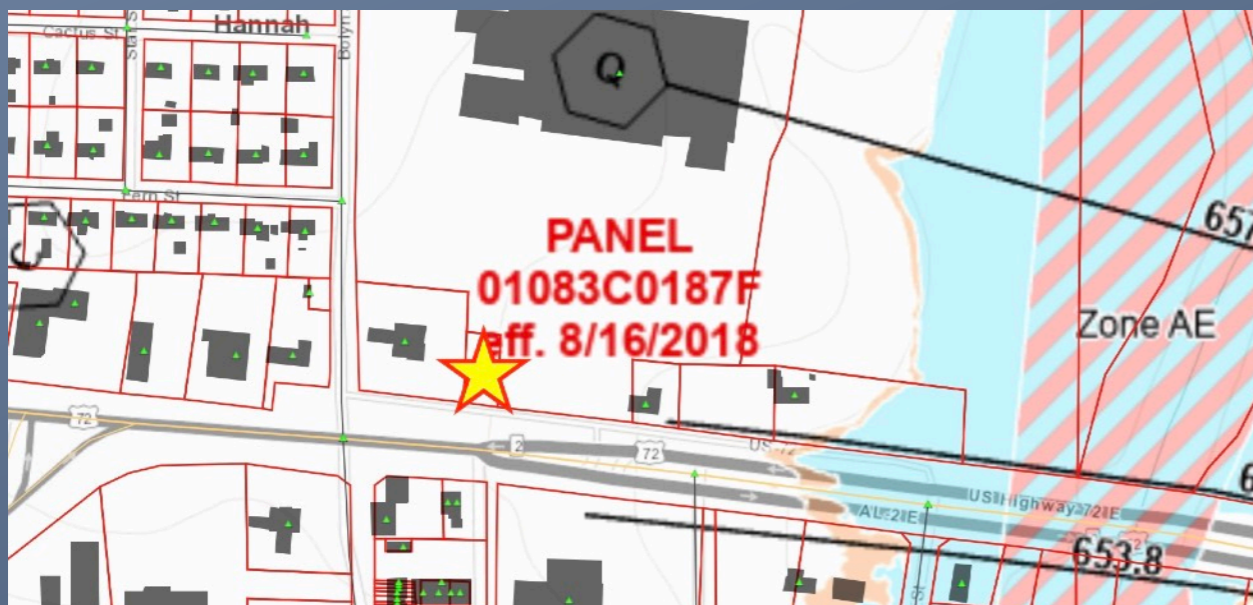
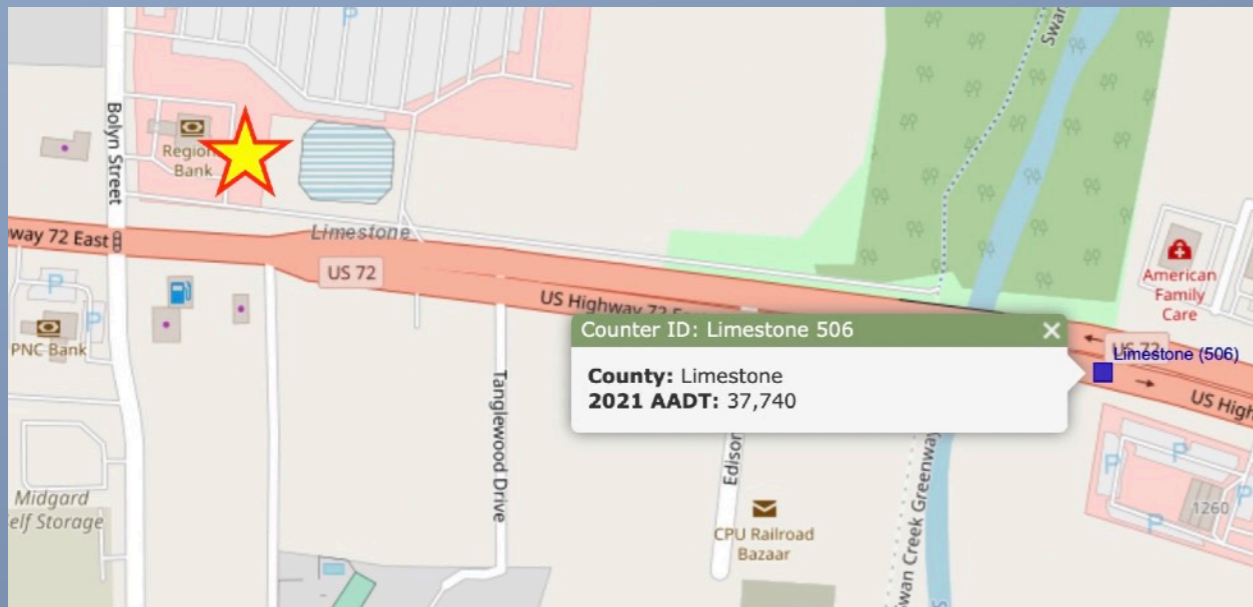
Nationwide Insurance: Jon Peters Insurance...



Hwy 72

Property Overview

Great location and high traffic! Owner will renovate the house on property to fit your needs. Approximately 1140sf house on .23 acres with 70 ft of frontage on Highway 72 with 146ft of depth. Located directly in front of Lowes. Owners will also consider a ground lease. Traffic count is 37,740VPD.



2022 Demographics

| | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|-------------------|---------------|---------------|---------------|
| POPULATION | 2,052 | 22,644 | 36,067 |
| HOUSEHOLDS | 963 | 9,373 | 14,703 |
| AVERAGE HH INCOME | \$114,052 | \$85,609 | \$102,825 |