



1651 Jefferson ST SE
Athens / Alabama



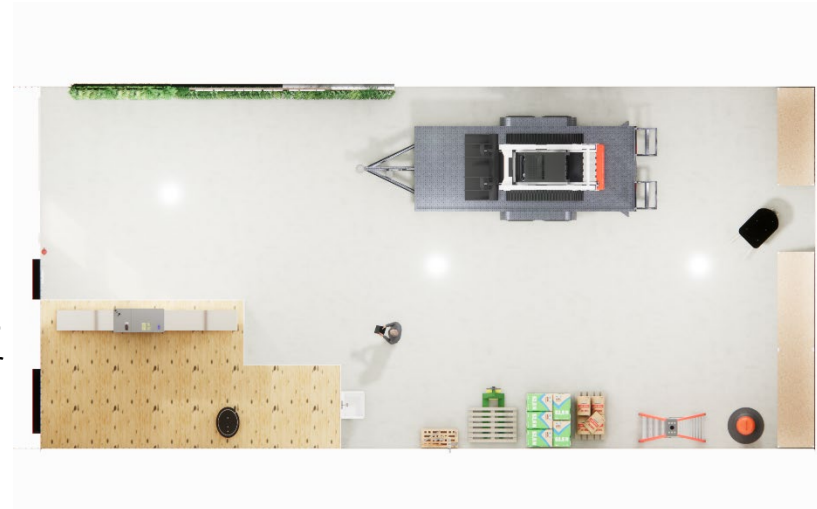
Athens Business Park

1,000 SF - 2,100 SF
Spaces for Lease



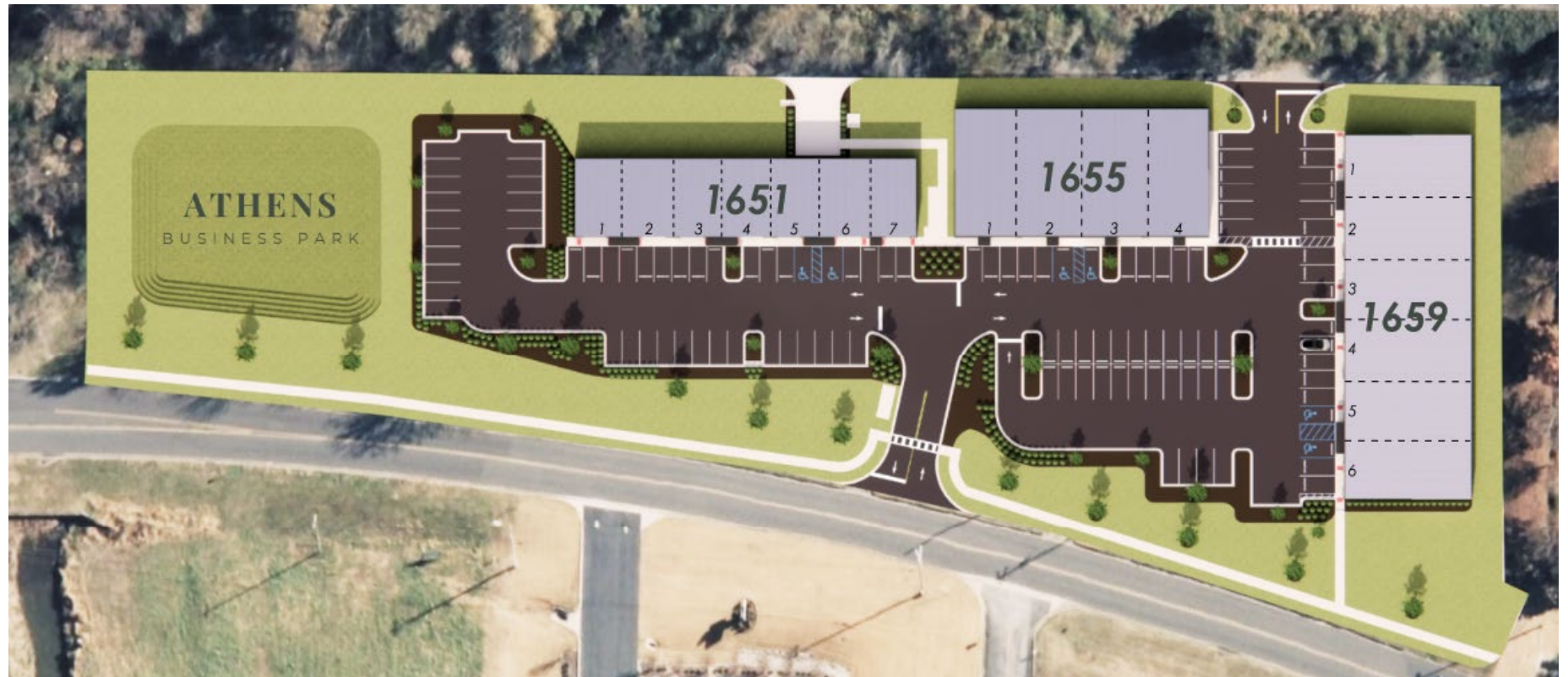
Property Overview

Athens Business Park offers versatile workspaces designed to meet the needs of small businesses, tradespeople, and service providers. Individual suites start at 1,000 square feet and include a private office, ADA accessible restroom, 14' - 16' ceilings, HVAC, storefront glass entry door, and an oversized roll-up door for easy vehicular access. With flexible lease terms and transparent monthly pricing, Athens Business Park delivers a turnkey solution that lets you concentrate on what matters most – growing your business.



Site Plan

1651 Jefferson ST SE
Athens / Alabama



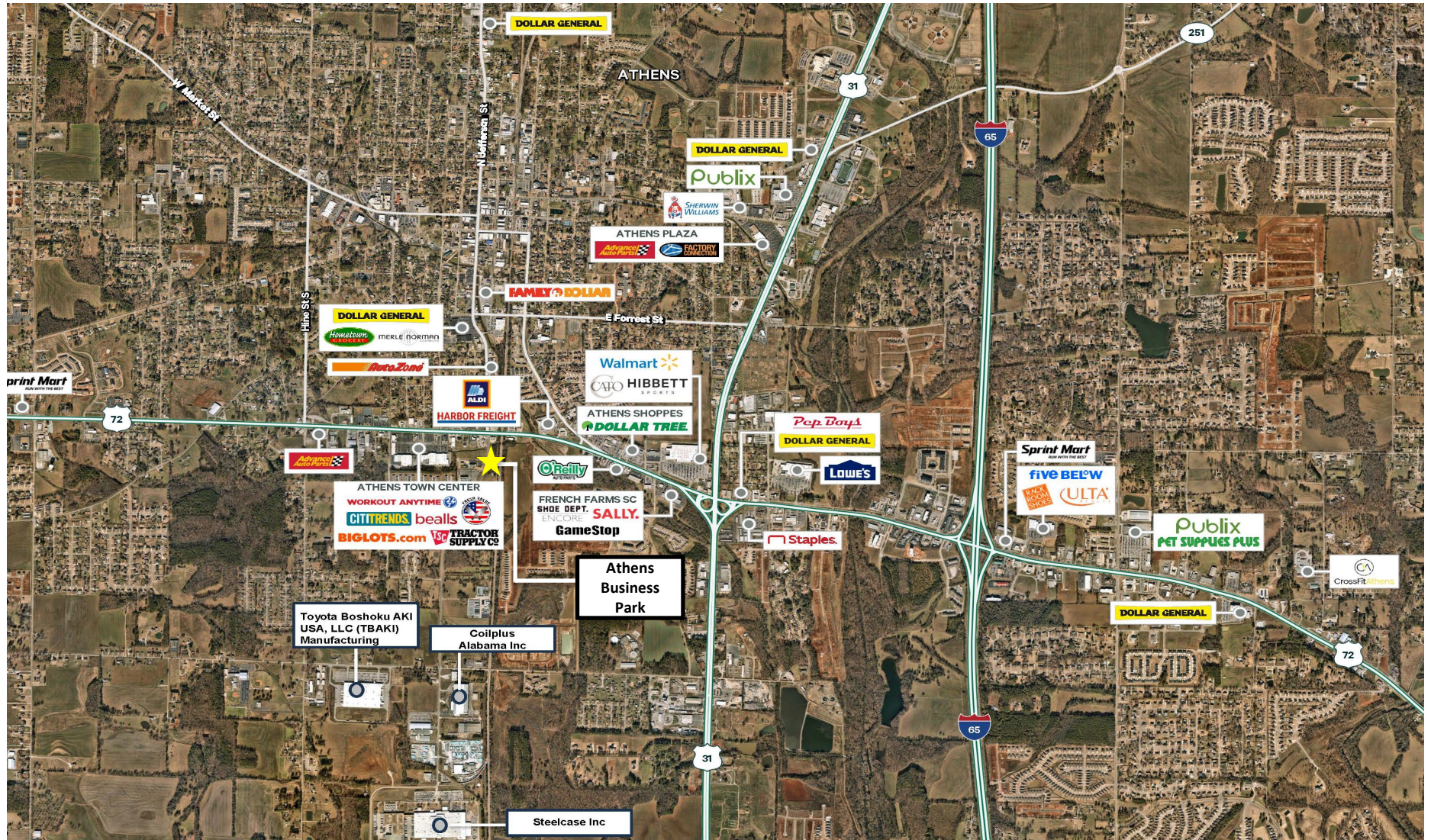
27,442 SF

Interior Renderings

1651 Jefferson ST SE
Athens / Alabama

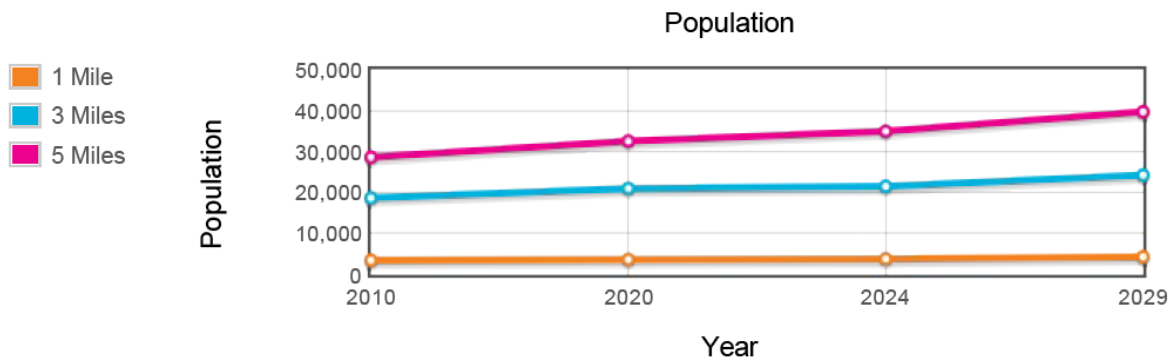


Aerial Map



Demographics

	1 Mile	3 Miles	5 Miles
Population	3,815	21,501	34,936
Household Income	\$83,181	\$90,444	\$98,928
Households	1,570	7,937	11,754
Businesses	415	1,134	1,328



Limestone County

The project is in Limestone County, which is the fastest growing county in the state of Alabama, experiencing 3.6% population growth in 2024 (growing 11 people per day). There is a tremendous amount of residential, industrial, and retail growth in the region. The project offers proximity to national retailers, national industrial users, and located only 1.8 miles from I-65 (major interstate connecting Birmingham to Nashville, TN).



1651 Jefferson ST SE
Athens / Alabama



Athens Business Park

**1,000 SF - 2,100 SF
Spaces for Lease**

Jake Parker
Associate

+1 334 782 4996
Jake.Parker@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.