

# Athens Center - Athens, AL

RETAIL SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- This property is in close proximity to multiple retail and restaurant options within the busiest commercial corridor in the Athens community.
- Space within the development is available now.
- The area features outdoor recreation, sporting complexes, historical points of interest, and cultural events. Residents enjoy access to industry-leading healthcare facilities and educational institutions as well, including Athens State University.

## DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	19,386	29,284	61,247
Households	8,097	11,921	23,172
Avg Household Income	\$70,659	\$73,769	\$77,334
Avg Vehicles Per Day	33,210 ± On Highway 72		

## ABOUT THE PROPERTY

Athens Center is a 20,560-square-foot space located off of busy Highway 72 in Athens, Alabama. The development features excellent co-tenancy with Hibbett Sports, Papa Murphy's Pizza, Diva Nails, and CATO. This property is a Walmart shadow center on a shared access road.

## LOCATION

1001 US-72  
Athens, AL 35611  
34.7873972, -86.9610541

## SPACE AVAILABLE

Up To 4,800 SF Of Retail Space (Divisible) is available

## PRICE

Please Call For Pricing Information

## FOR MORE INFORMATION CALL

Zac Buckley  
256-536-8809



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

# PROPERTY RETAIL MAP



NOT FOR  
CONSTRUCTION  
FOR  
REVIEW ONLY

GEORGE L. PETERS  
ARCHITECTURE  
BAKERSVILLE, NORTH CAROLINA

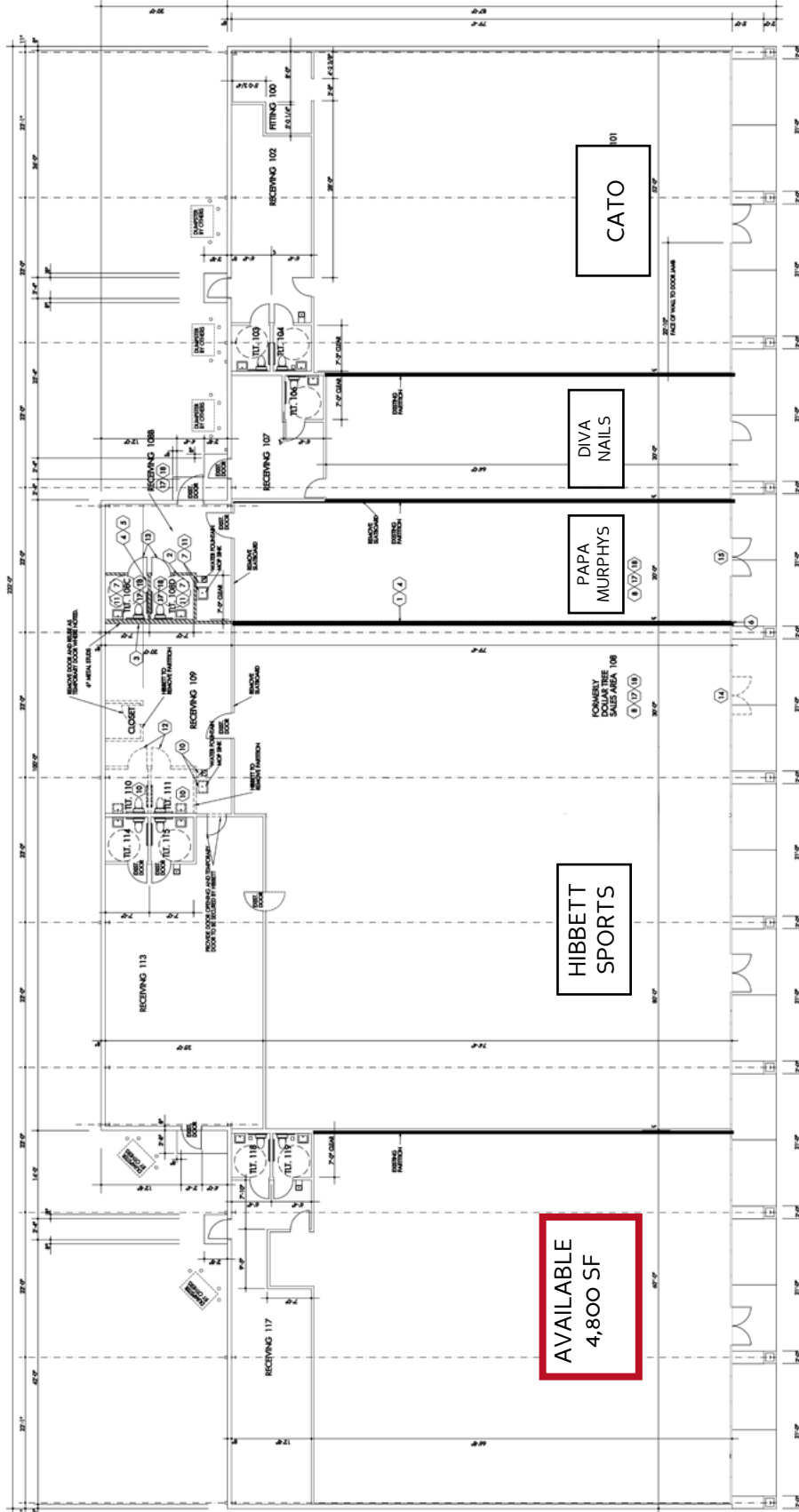
CRUNKLETON - ATHENS, LLC  
HUNTSVILLE, ALABAMA

ATHENS  
SHOPPING  
CENTER

ATHENS, ALABAMA

SHEET A-1

PROJECT NUMBER: 13-01  
DATE: DECEMBER 2, 2013  
REVISION DATE:



AVAILABLE  
4,800 SF

**FLOOR PLAN** 1/8" = 1'-0"  
NOTE: ALL WALLS AND PARTITIONS ARE DIMENSIONED TO THE CENTERLINE UNLESS NOTED OTHERWISE.  
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**EXHIBIT "C" HIBBETT SPORTS**  
• DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**EXHIBIT "C" PAPA MURPHY'S PIZZA**  
• DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**SHEET NOTES**

1. FINISH FLOOR SHALL BE 1/2" POLISHED CONCRETE.
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**GENERAL NOTES**

1. THE FINAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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