

Retail Space Available

Wal-Mart anchored Retail Center – Athens Shoppes
935 Hwy 72 Athens, AL 35611



www.mingcregroup.com



- **2,058 SF / 2,940 SF / 3,058 SF Suites Available For Lease**

- **#1 retail location in Athens, AL at signalized intersection next to Walmart Supercenter.**

- **39,000 Average Daily Traffic Count - Highest on Hwy 72 in Athens, AL.**

- **Retail corridor has limited vacancies and includes National Tenants such as Cato, Dollar Tree, Hibbett Sports, Dollar General, Staples, and Zaxby's.**

| 2019 | 5 Mile Radius | 7 Mile Radius | 10 Mile Radius |
|------------------|---------------|---------------|----------------|
| Population | 32,437 | 44,229 | 68,222 |
| Households | 13,423 | 17,959 | 26,109 |
| Median HH Income | \$46,546 | \$45,405 | \$49,231 |
| Median Age Pop. | 39.2 | 38.6 | 37.7 |



For more information, please contact:

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SUBJECT

Downtown
Athens



metroPCS

Great Clips

FIREHOUSE
SUBS

Athens Shopping Center

Papa Murphy's
TAKE 'N' BAKE PIZZA

CATO

HIBBETT
SPORTS

GAME TESTED. ATHLETE APPROVED.™

Walmart

BBVA
Compass



O'Reilly
AUTO PARTS

SONIC

Brookhill Plaza

PAPA JOHN'S
palm beach tan

ST. NICK'S
KNIVES
1st Franklin
Financial

French Farms Pavilion II

Burrito
Express



AT&T



39,000 ADT

ZAXBY'S



French Farms Pavilion

SALLY BEAUTY
COUNTRY FINANCIAL
BESTWAY RENT-TO-OWN
GameStop
KAY JEWELERS
MATTRESS KING
SHOE DEPT.



