



retail specialists

Your Retail Real Estate Experts

Athens Town Center

601 US Hwy 72 W Athens, AL 35611



FOR LEASE

Property Highlights

- Available: suites ranging from 1,400 SF- 8,096 SF and 0.78 acre outparcel
- Join national cotenants including Tractor Supply, Save-A-Lot, Farmers Home Furniture, Burkes and others!
- Athens has seen significant growth in recent years and is the midway point between Nashville and Birmingham
- Site is in close proximity to I-65



SQ FT
1,400-8,096



TRAFFIC
33,346 VPD



ACCESS
Highway

Demographics

1 mile

3 mile

5 mile

	1 mile	3 mile	5 mile
Population	9,414	74,973	127,349
Households	4,331	31,069	52,329
Daytime Pop	31,043	120,121	173,773
Med HH Income	\$48,851	\$46,935	\$50,275

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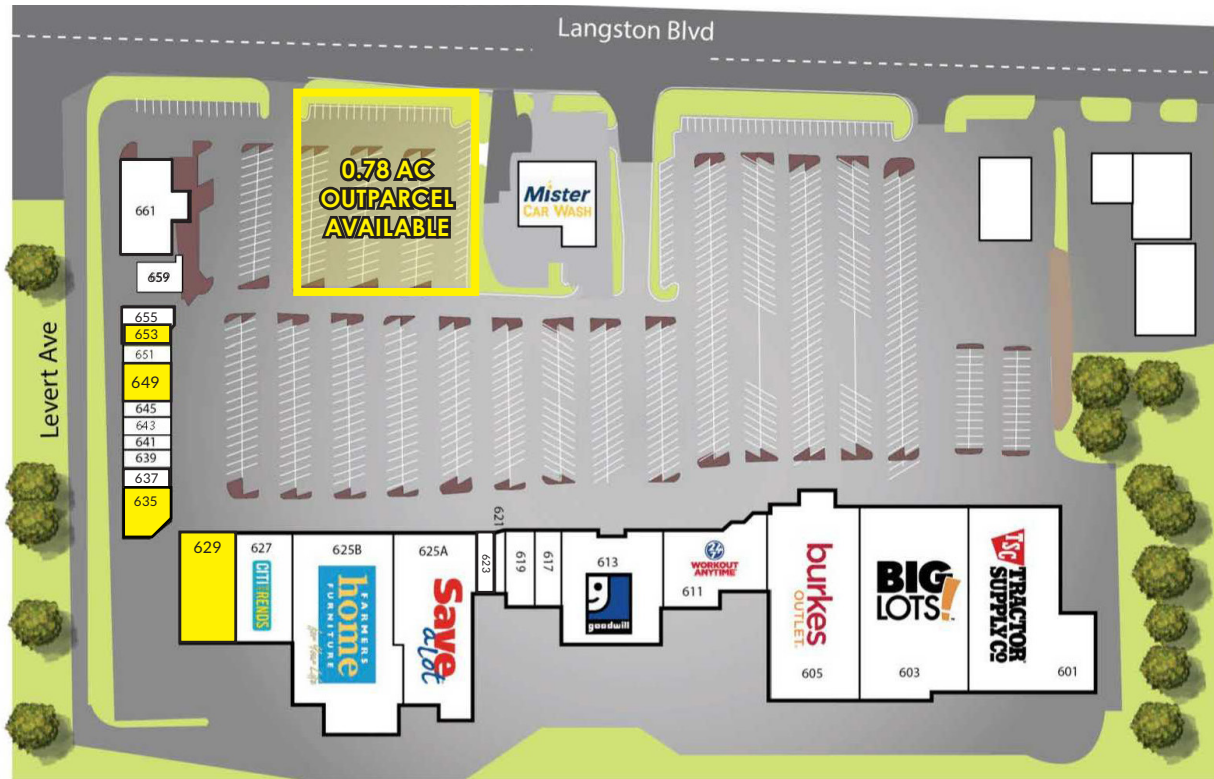


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Site Plan



SUITE	TENANT	SPACE SIZE	SUITE	TENANT	SPACE SIZE
601	Tractor Supply	30,730 SF	629	AVAILABLE	8,096 SF
603	Big Lots	29,857 SF	635	AVAILABLE	3,254 SF
605	Burke's Outlet	25,312 SF	637	Local Finance Tax	1,200 SF
611	Workout Anytime	11,250 SF	639	Tower Loan	1,200 SF
613	Goodwill	16,800 SF	641	Modern Nails	1,200 SF
617	World Finance	3,000 SF	643	O'Chi Spa	1,186 SF
619	Beauty Supply	3,000 SF	645	Chinese Restaurant	1,186 SF
621	Herbalife Nutrition Shop	1,407 SF	649	AVAILABLE	2,490 SF
623	Spectrum	1,387 SF	651	Scorpion Barber Shop	1,200 SF
625A	Save-A-Lot	18,250 SF	653	AVAILABLE	1,400 SF
625B	Farmers Home Furniture	24,328 SF	655	JuJitsu Gym	1,400 SF
627	Citi Trends	9,800 SF	659	Pepito's Snacks	2,296 SF
			661	Athens Antiques	7,600 SF

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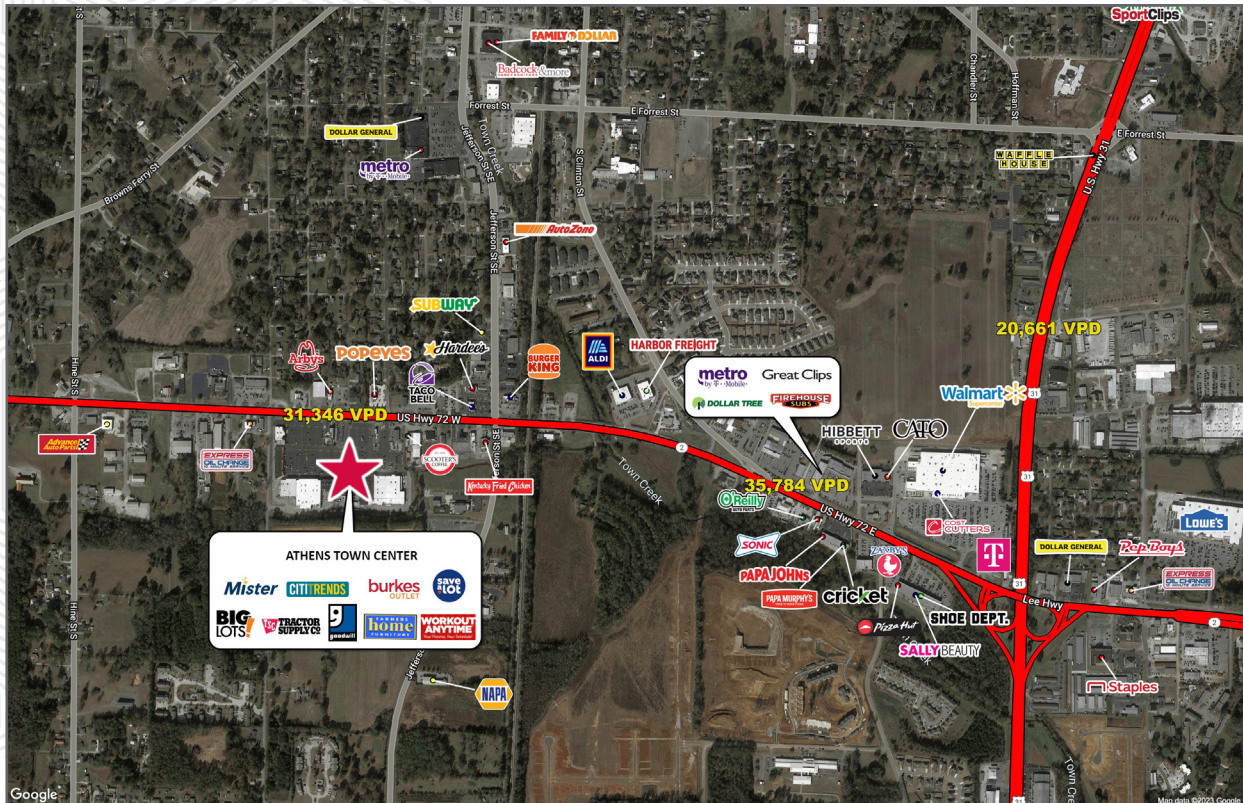


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Market Aerial



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