retail specialists

Your Retail Real Estate Experts

Athens Town Center

601 US Hwy 72 W Athens, AL 35611



FOR LEASE

SQ FT
1,400-8,096

TRAFFIC
33,346 VPD

ACCESS
Highway

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

Demographics	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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Site Plan



SUITE	TENANT	SPACE SIZE
601	Tractor Supply	30,730 SF
603	Big Lots	29,857 SF
605	Burke's Outlet	25,312 SF
611	Workout Anytime	11,250 SF
613	Goodwill	16,800 SF
617	World Finance	3,000 SF
619	Beauty Supply	3,000 SF
621	Herbalife Nutrition Shop	1,407 SF
623	Spectrum	1,387 SF
625A	Save-A-Lot	18,250 SF
625B	Farmers Home Furniture	24,328 SF
627	Citi Trends	9,800 SF

SUITE	TENANT	SPACE SIZE
629	AVAILABLE	8,096 SF
635	AVAILABLE	3,254 SF
637	Local Finance Tax	1,200 SF
639	Tower Loan	1,200 SF
641	Modern Nails	1,200 SF
643	O'Chi Spa	1,186 SF
645	Chinese Restaurant	1,186 SF
649	AVAILABLE	2,490 SF
651	Scorpion Barber Shop	1,200 SF
653	AVAILABLE	1,400 SF
655	AVAILABLE	1,400 SF
659	Pepito's Snacks	2,296 SF
661	Athens Antiques	7,600 SF

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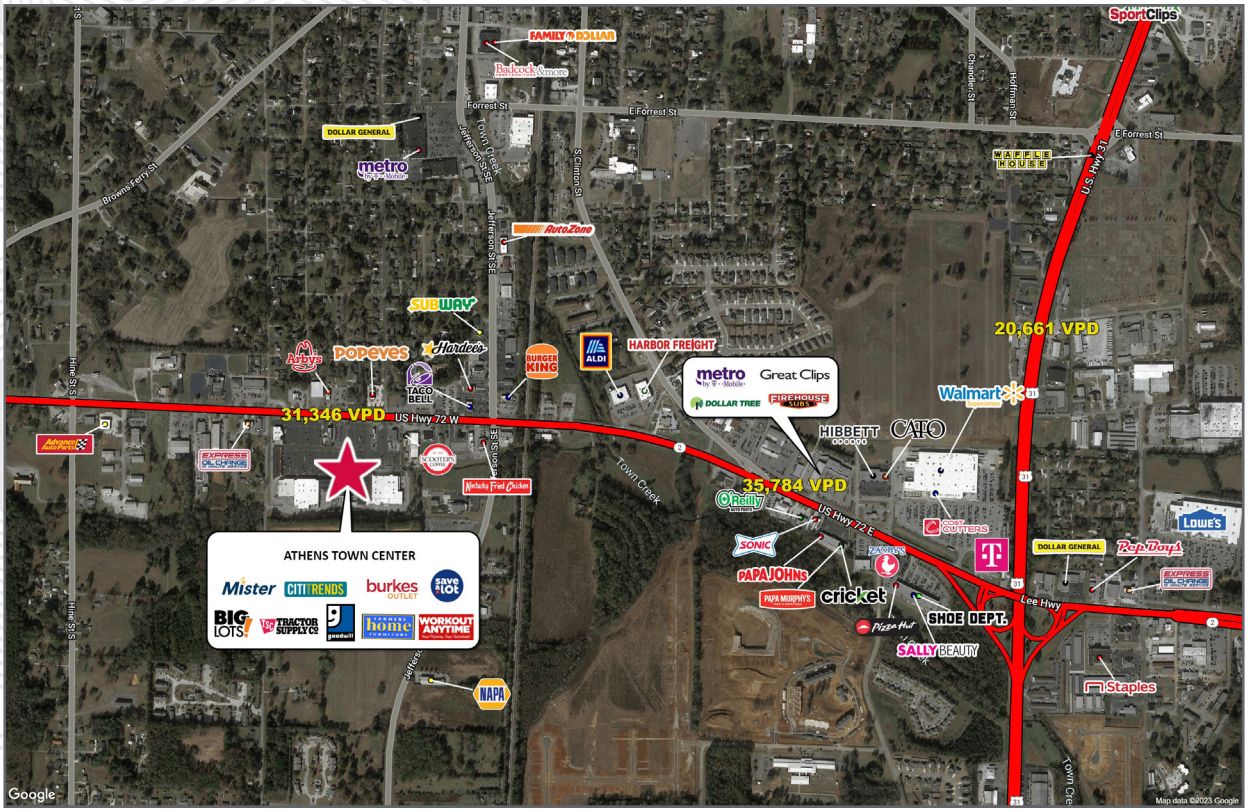
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Market Aerial





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