

**ATHENS, ALABAMA**

**ALC @ Exit 351  
and I-65**



**MING  
ENTERPRISES**

Athens-Limestone Crossing  
Athens, AL 35613

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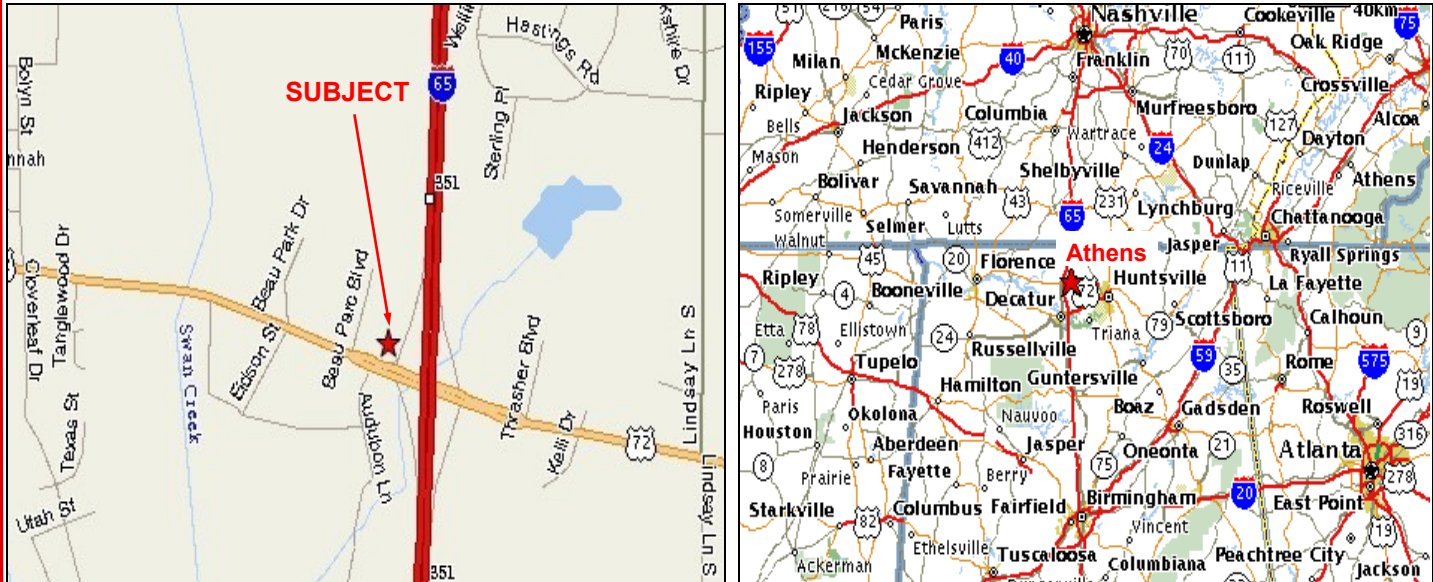
MING  
Commercial Real Estate  
GROUP

Project:	Athens-Limestone Crossing	Sold:	Tract 9 — City of Athens Tract 10—Fairfield Suites Tract 11—Ruby Tuesday Tract 12—Holiday Inn Express Tract 13—Logan's Tract 19—IHOP
Location:	Athens, Alabama Intersection of Interstate 65 and Hwy 72 Exit 351		
Size:	25 Acres Available		
Price:	Call for pricing		

**Athens-Limestone Crossing (ALC)** is a 41-acre commercial development located at the intersection of Interstate 65 (Exit 351) and Highway 72 in Athens, Alabama. The project offers dining, lodging, and retail opportunities. The property has over 1,500 feet of interstate highway frontage facing Interstate 65, the south's most heavily traveled North/South transportation route with over 100,000 vehicles daily at this intersection.

This is a well established interchange with numerous national chain restaurants and hotels including Cracker Barrel, Burger King, Comfort Inn, Country Hearth Inn, McDonald's, Wendy's, Hampton Inn, Waffle House, Subway, Applebee's, Best Western, Hardee's, Super 8 Motel, Krystal, Sleep Inn, Shoney's, Days Inn, Ruby Tuesday, Holiday Inn Express, Logan's, Bojangles, Chick-fil-A, Starbucks, IHOP, Dairy Queen, and Fairfield Inn Suites.

Hwy 72 and I-65 are the most heavily traveled roads between Nashville, TN 90 miles to the north and Birmingham, AL 100 miles to the south. This exit is 15 minutes south of the Tennessee state line and serves as the gateway to doing business throughout the Southeast, attending major college sporting events (Alabama, Auburn, UAB), NASCAR races at the Talladega 500, and traveling to Alabama/Florida beaches less than 6 hours to the south. North Alabama also prides itself in outdoor recreation activities including some of the southeast's best fishing, hunting, hiking, boating, and golf. The North Alabama Tourism Board reports 5,000,000 visitors annually generating over \$2 billion in retail sales.



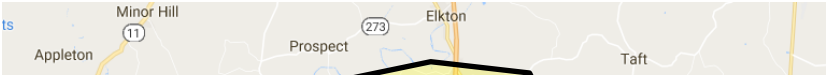
For More Information:

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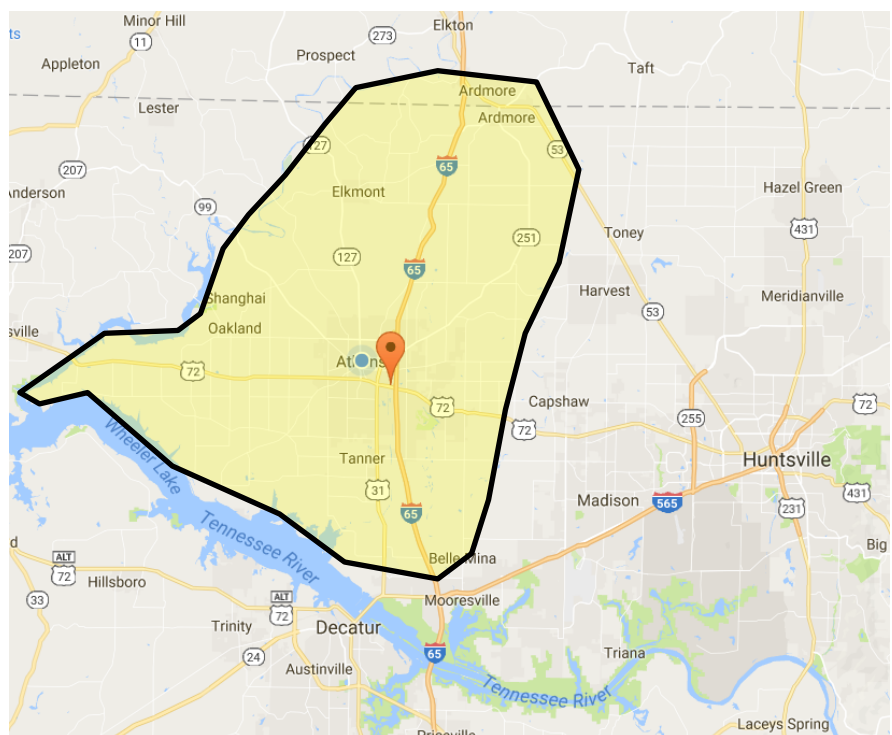
116 North Marion St., Athens, AL 35611 Phone 256-232-3001 Fax 256-232-6744



# Athens, Alabama

- **Delineated Retail Trade Area includes approximately 81,000 people with 30,000 households and Median HHI of \$48,123.**
  - **22<sup>nd</sup> largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.**
  - **County seat of Limestone County ranked as 3<sup>rd</sup> fastest growing county in Alabama by U.S. Census Bureau.**
  - **Ranked as 66th fastest growing county in the Top 100 across the nation.**
  - **Conveniently located at the intersection of I-65 and Hwy 72 (Exit 351) with a combined daily traffic count of over 100,000 vehicles.**
  - **Over 1,300,000 people within a 60-mile radius and over 3 million in 90 miles with an average median income of almost \$50,000.**
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<b>2017</b>	<b>Retail Trade Area</b>
Population	81,000
Population	30,000
Median hh income	\$48,123
Median age pop.	38.5



<b>2017</b>	<b>5 Mile Radius</b>	<b>10 Mile Radius</b>	<b>15 Mile Radius</b>	<b>30 Mile Radius</b>
Population	34,662	76,452	213,928	619,585
Households	14,045	28,621	81,600	244,975
Median hh income	\$46,556	\$53,382	\$64,141	\$54,659
Median age pop.	39.1	37.7	37.1	38.0
Ave.persons per hh	2.42	2.56	2.55	2.46

<b>Population Trend</b>	<b>5 Mile Radius</b>	<b>10 Mile Radius</b>	<b>15 Mile Radius</b>	<b>30 Mile Radius</b>
1990 Population	22,224	42,104	117,620	442,397
2010 Population	28,745	72,960	206,375	591,096
2017 Population	34,662	76,452	213,928	619,585

**For More Information:**  
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