

NEW SHOPPING CENTER Athens, AL 35613

**MING
ENTERPRISES**

BILL MING
COMMERCIAL
REAL ESTATE

Location: Intersection of Hwy 72 and John Hector Drive
Athens, AL 35613
(Adjacent to Wal Mart Supercenter)

FOR LEASE

Project: Athens Shoppes

Call for Rates & Terms

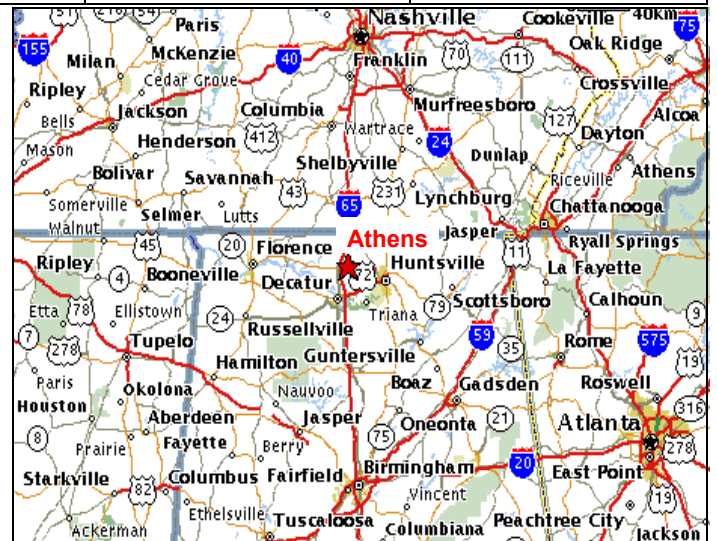
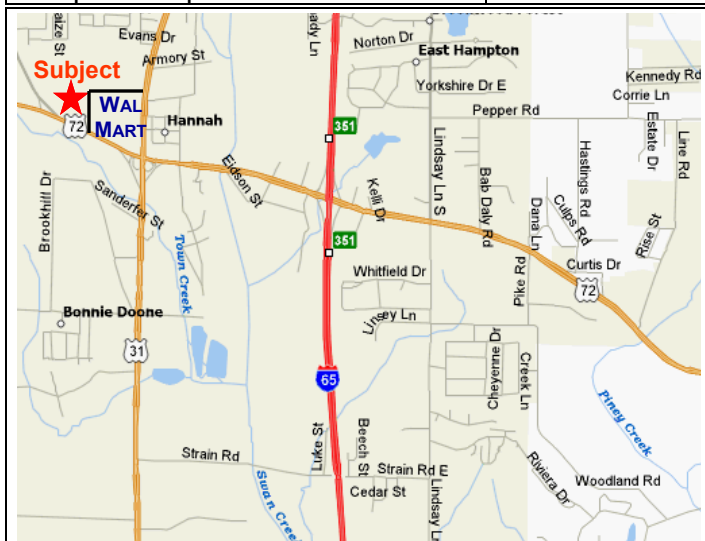
Type: Shopping Center - 5,050 SF Available

Athens Shoppes is a 32,000 SF shopping center fronting Hwy 72 directly beside the main entrance to the Wal-Mart Supercenter. This Wal-Mart is one of the "top performers" among its North Alabama stores. The project is over 85% leased, anchored by Dollar Tree, Firehouse Subs, Great Clips, Herbs & More, Covington Credit, and Luxury Nails. The property is located in the center of the community's retail corridor including national retailers such as Cato, Hibbett, Best Way, Verizon, Dollar General, Rent-A-Center, Staples, Zaxby's, GameStop, Shoe Dept, Rue 21 and Pizza Hut.

The project is adjacent to a signalized intersection with the highest daily traffic count on Hwy 72 of 37,100 vehicles. This retail corridor has no vacancies, a testament to the strength of the area and the viability of the traffic generated from the Wal-Mart Supercenter. The property offers a very desirable location in a growing market benefiting from the unparalleled strength of being in the "shadow" of a Wal-Mart Supercenter. This retail sector serves a primary trade area of about 10 miles including the city limits of Athens, AL, the eastern and western boundaries of Limestone County, and southern Tennessee 15 miles to the north with easy access from Interstate 65 just one mile east of the property.

The property is located in Athens, AL, the county seat for Limestone County, which is the 3rd fastest growing county and 22nd largest city in the State of Alabama. The area continues to experience strong commercial and residential growth due to its convenient location to Hwy 72 and Interstate 65. Huntsville, AL is 25 miles to the east, providing high paying engineering and technology related jobs to the residents who choose to live here due to its quality of life, school systems, and affordable housing. Athens, AL is considered by many to be one of the most desirable communities to live in North Alabama. Recently ranked as 9th BEST city in Alabama with one of the lowest unemployment rates statewide. Athens High School was recently ranked as the state's 13th best high school, and Limestone County ranked #49 in the Top 100 fastest growing counties nationwide.

2017	5 Mile Radius	7 Mile Radius	9 Mile Radius
Population	30,972	42,329	63,900
Households	12,726	17,070	24,232
Median hh income	\$46,556	\$45,412	\$49,295
Median age pop.	39.2	38.6	37.7
Ave. persons per hh	2.40	2.45	2.52



For More Information:

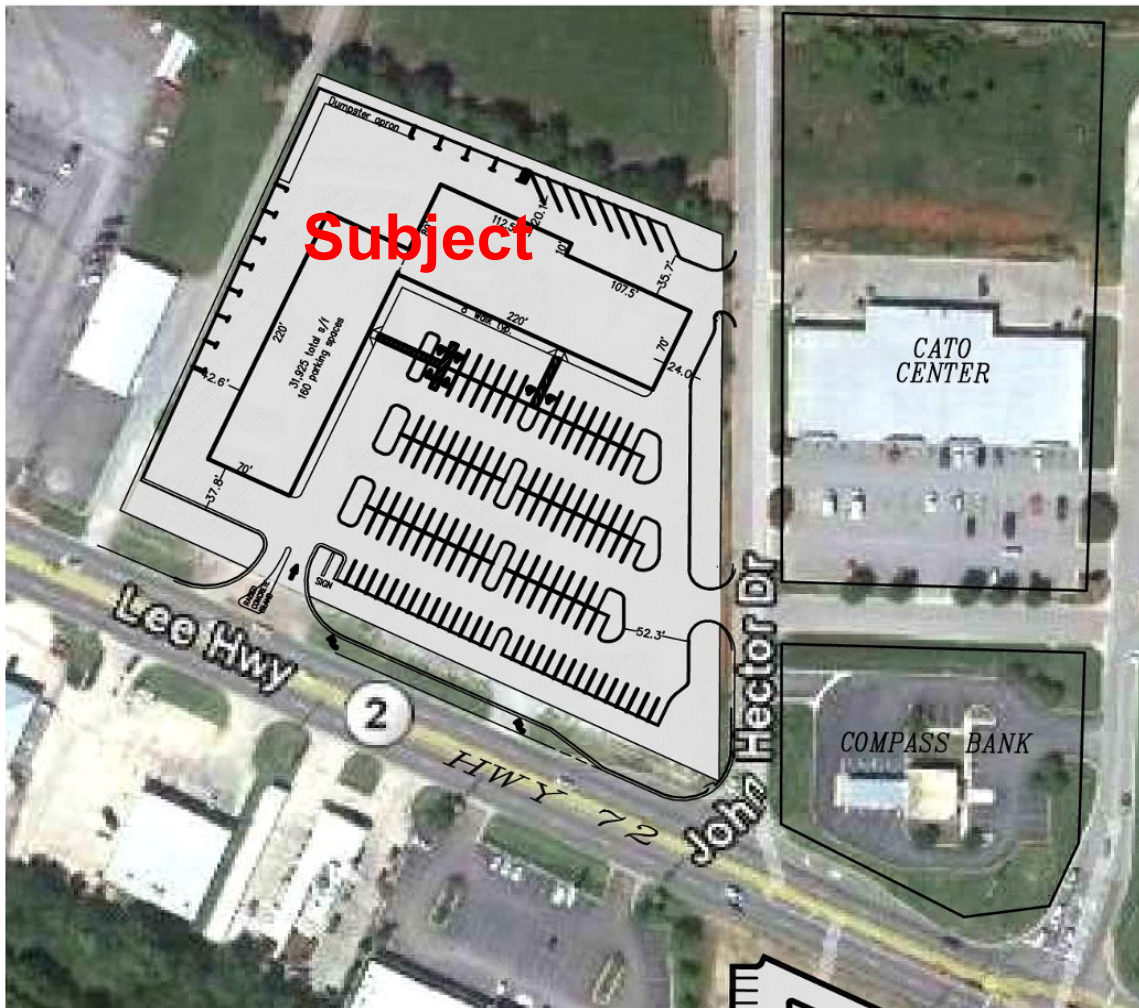
Bill Ming Commercial Real Estate and Ming Enterprises
116 North Marion St., Athens, AL 35611 Phone 256-232-3001 Fax 256-232-6744

Athens, Alabama

“A Sleeper that’s a real Keeper!”

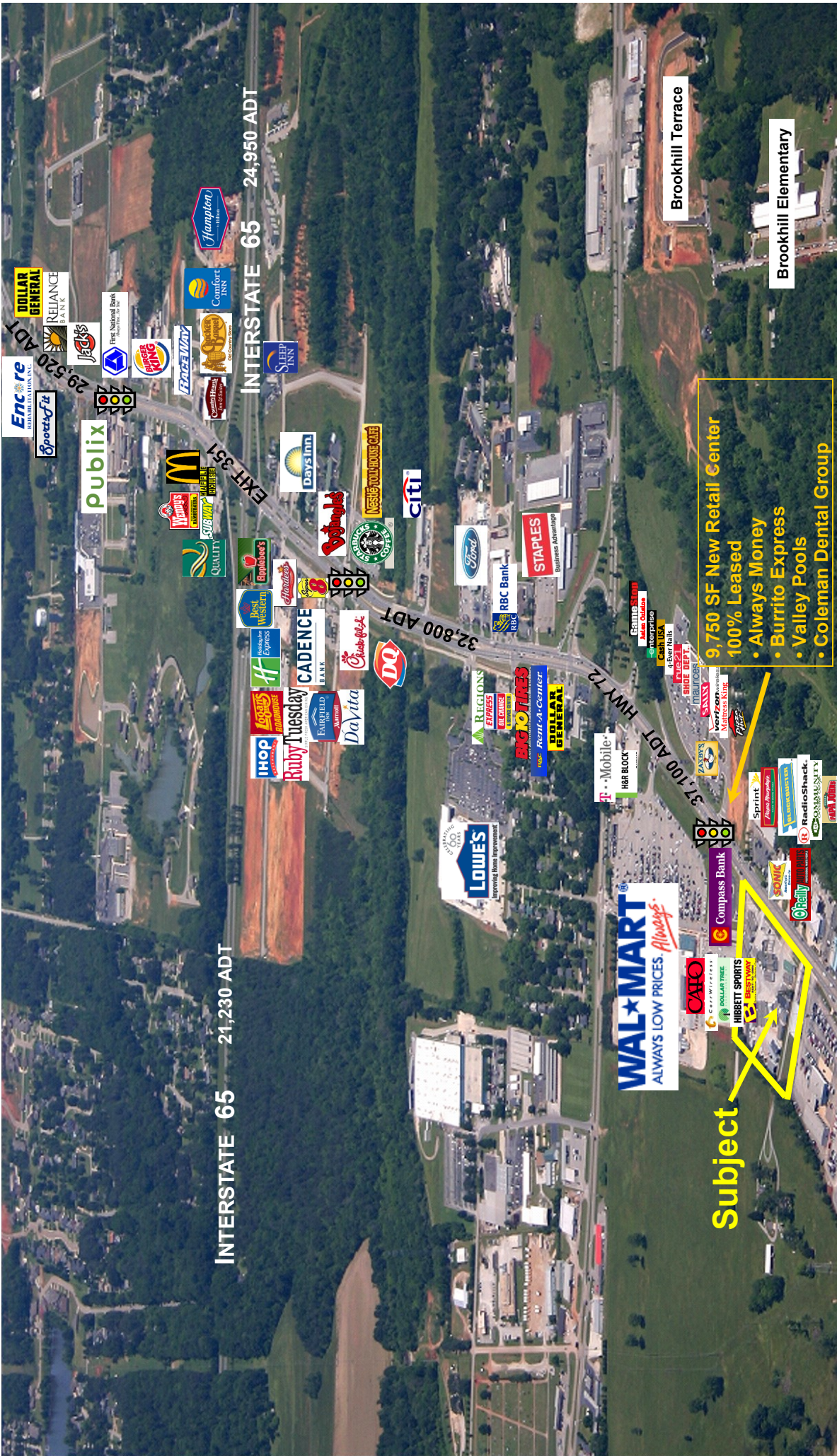
Did you know ? – Quick Facts

- 22nd largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Ranked as 9th BEST city in Alabama.
- Athens High School ranked as 13th best statewide.
- Athens, which is County seat of Limestone County, ranked as 3rd fastest growing county out of 67 counties in Alabama by U.S. Census Bureau and #66 of Top 100 counties nationwide.
- One of the lowest unemployment rates in State at 5%.
- Serves a 10 mile trade area including southern Tennessee and travelers along I-65 and Hwy 72.
- Median HH income of \$ 48,000 ranks 7th among 67 counties in Alabama.
- Considered to be a “city on the edge” and submarket due to its proximity to Huntsville, AL / Madison County MSA, which has one of the highest median incomes in the Southeast due to its technology centered employment base. Athens, AL provides the community quality of life desired by today’s consumer with high paying jobs less than 30 minutes away.



For More Information:

BILL MING COMMERCIAL REAL ESTATE AND MING ENTERPRISES
116 North Marion St., Athens, AL 35611 Phone 256-232-3001 Fax 256-232-6744



INTERSTATE 65 21,230 ADT

INTERSTATE 65 24,950 ADT

32,800 ADT

37,100 ADT HWY 72

29,520 ADT

Brookhill Terrace

Brookhill Elementary

9,750 SF New Retail Center
100% Leased

- Always Money
- Burrito Express
- Valley Pools
- Coleman Dental Group

Subject

WALMART
ALWAYS LOW PRICES. Always.

LOWE'S
Improving Your Home

publix

McDonald's

CADENCE BANK

Best Western Express
Ruby Tuesday
Lowe's
Davita

DO

REGIONS
EXPRESS
BIG M
RBC Bank
STAPLES
Business Advantage

Mobile
HER BLOCK

WALMART
ALWAYS LOW PRICES. Always.

Compass Bank

HIBBETT SPORTS
BESTWAY

Sprint
RadioShack
COMMUNITY

Obay

SONIC
O'Reilly

RadioShack

COMMUNITY

RadioShack

COMMUNITY

RadioShack

DOLLAR GENERAL

RELIANCE BANK

First National Bank

Publix

Wendy's

Subway

McDonald's

Days Inn

Hampton Inn

Comfort Inn

Days Inn

Hampton Inn

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Hampton Inn

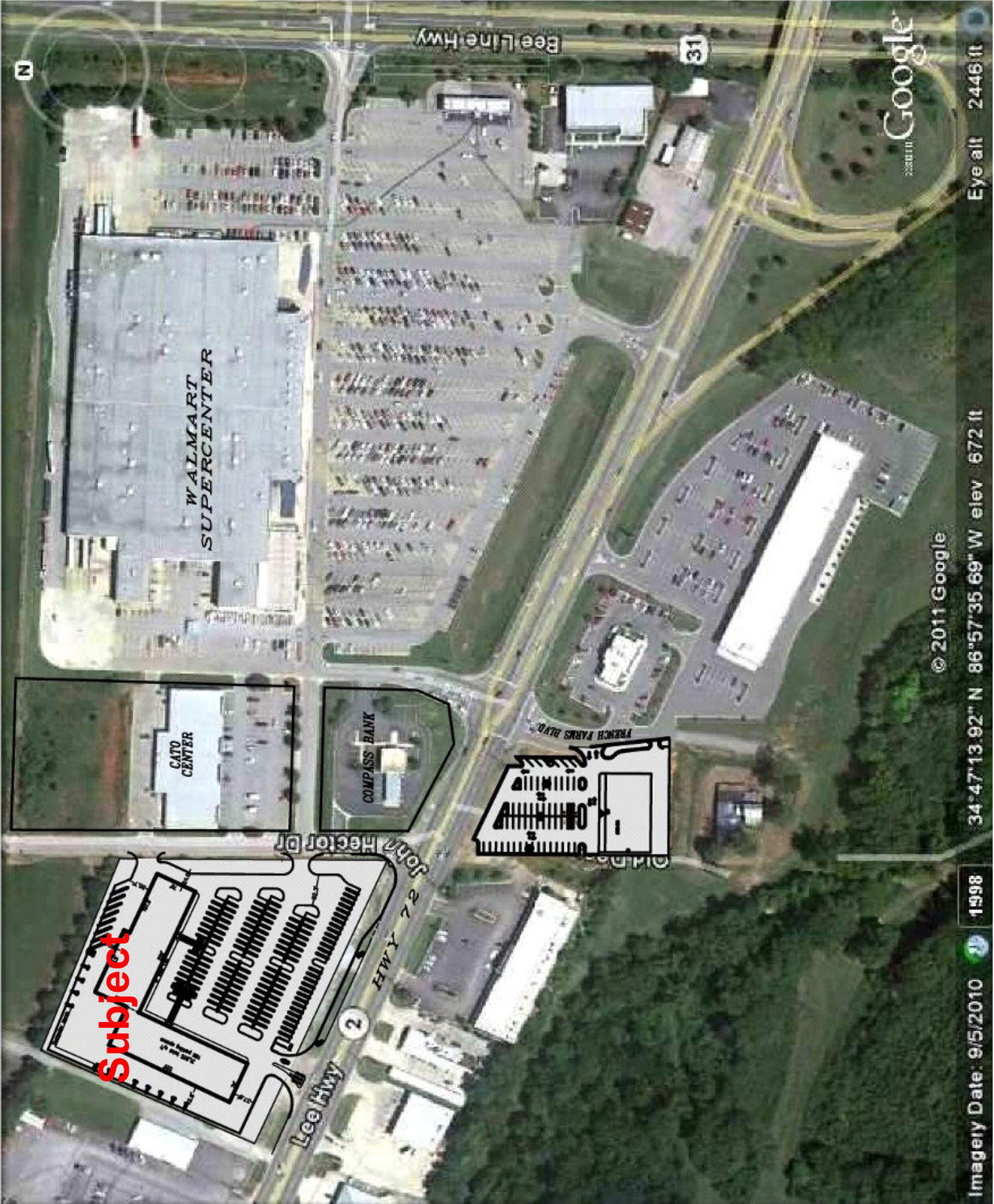
Comfort Inn

Days Inn

Hampton Inn

Comfort Inn

Days Inn



Subject

Google

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Imagery Date: 9/5/2010

34°47'13.92" N 86°57'35.69" W elev 672 ft

Eye alt 2446 ft

N

Bee Line Hwy

31

WALMART
SUPERCENTER

CATO
CENTER

COMPASS
BANK

FRENCH FARMS BLDG

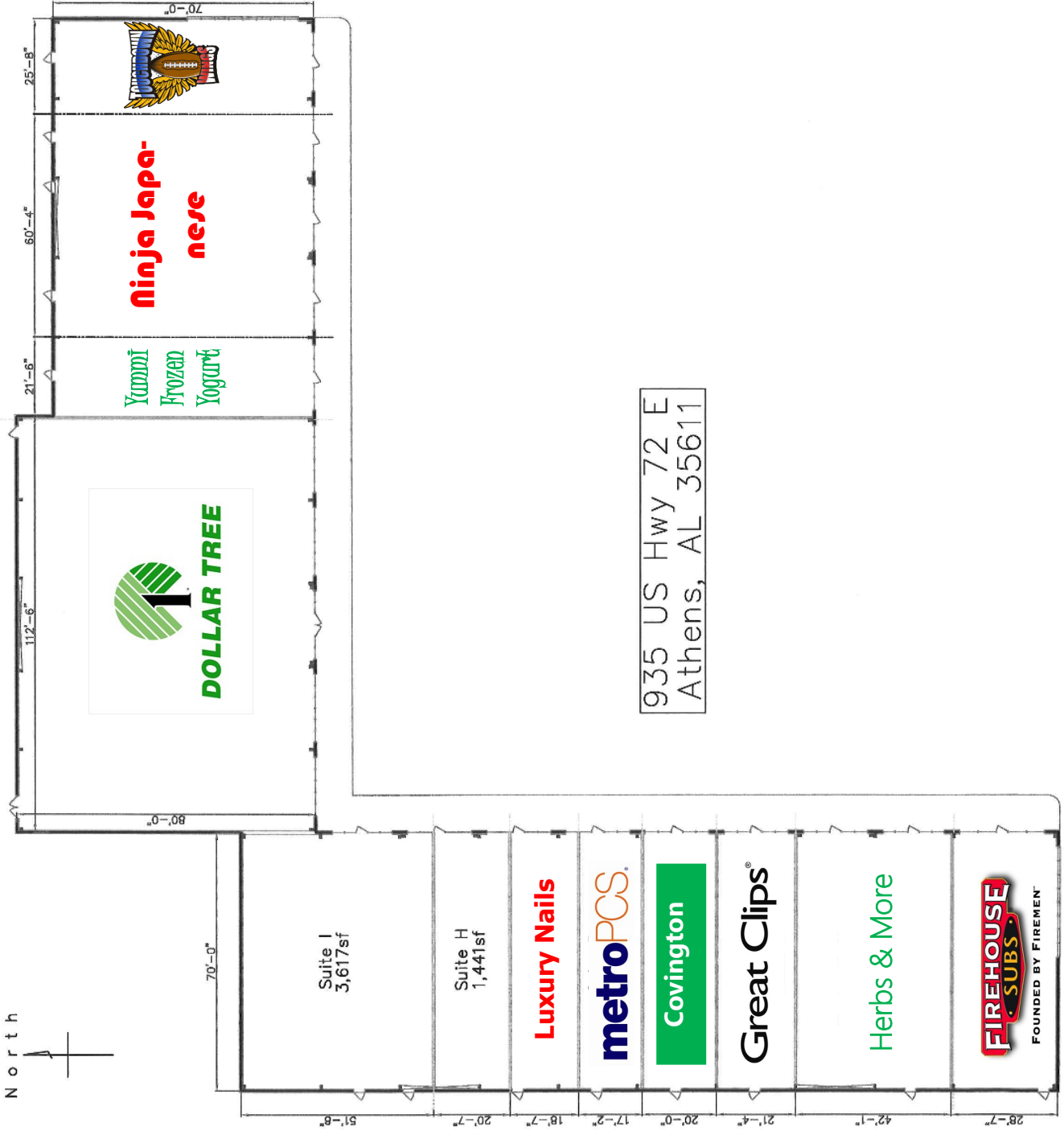
John Hector Dr

Lee Hwy

HWY 72

2

North



935 US Hwy 72 E
Athens, AL 35611



Ninja Japane
nese

Yummi
Frozen
Yogurt



Suite I
3,617sf

Suite H
1,441sf

Luxury Nails

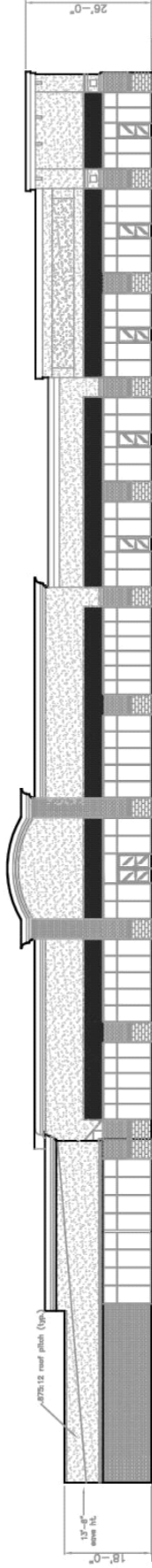
metroPCS

Covington

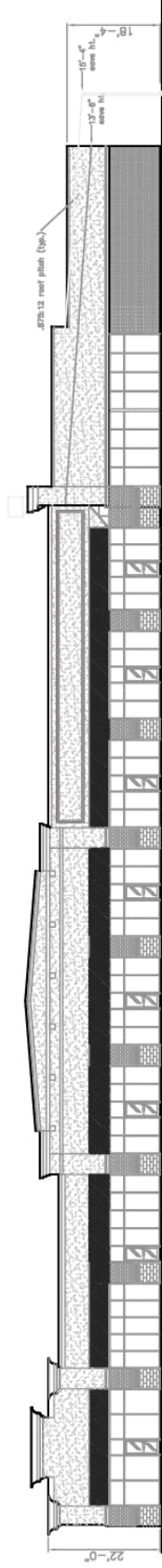
Great Clips

Herbs & More





South Elevation
1/16" = 1'-0"



East Elevation
1/16" = 1'-0"

