

# Hwy 72 Medical Building- 4,420 sf For Sale/For Lease

22292 US-72 Athens, AL 35613



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## FOR SALE/FOR LEASE

Sales Price: \$975,000

Lease Rate: \$18 psf NNN

- 4,420 sf medical/office building on 0.57 acres
- Direct access off of Hwy 72 with existing turning lane
- Great visibility on Hwy 72 with frontage and over 30,550 cars passing daily
- Recent nearby developments include a \$36 MM surgery center, 75 unit assisted living facility, and Publix anchored shopping center
- Close proximity to I-65 at Exit 351



For more information, please contact:  
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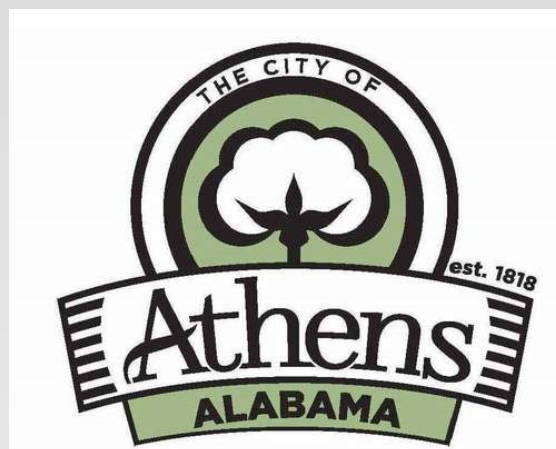


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## Athens, Alabama A City on the Move!

- Delineated Retail Trade Area includes approximately 81,000 people with 30,000 households and Median HHI of \$48,000
- Located near the intersection of I-65 (Exit 351) and Hwy 72 with a combined daily traffic count of over 100,000 vehicles
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65 and Hwy 72
- 22nd largest city in Alabama out of 454 cities ranked by U.S. Census Bureau
- Limestone County ranked as 3rd fastest growing county in Alabama by U.S. Census Bureau and #66 out of Top 100 nationwide
- Considered to be a “city on the edge” due to its proximity to Huntsville, AL 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
- New \$55 million Athens High School and \$10 million Athens Bible School
- Ranked No. 3 Best County to raise a family in Alabama
- Ranked No. 1 Safest County in Alabama
- Ranked No. 3 Best County for Job Opportunities in Alabama
- Limestone County home to future \$1.6 billion Mazda Toyota Plant, producing 4,000 direct jobs and 15,000 indirect jobs
- City of Athens home to future tier 1 supplier Toyota Boshoku, producing over 400 jobs

2019	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	32,103	44,788	75,653
Households	13,099	17,868	28,317
Median HH Income	\$46,546	\$47,095	\$53,363
Median Age Population	39.2	38.5	37.7
Average Persons Per HH	2.40	2.46	2.56

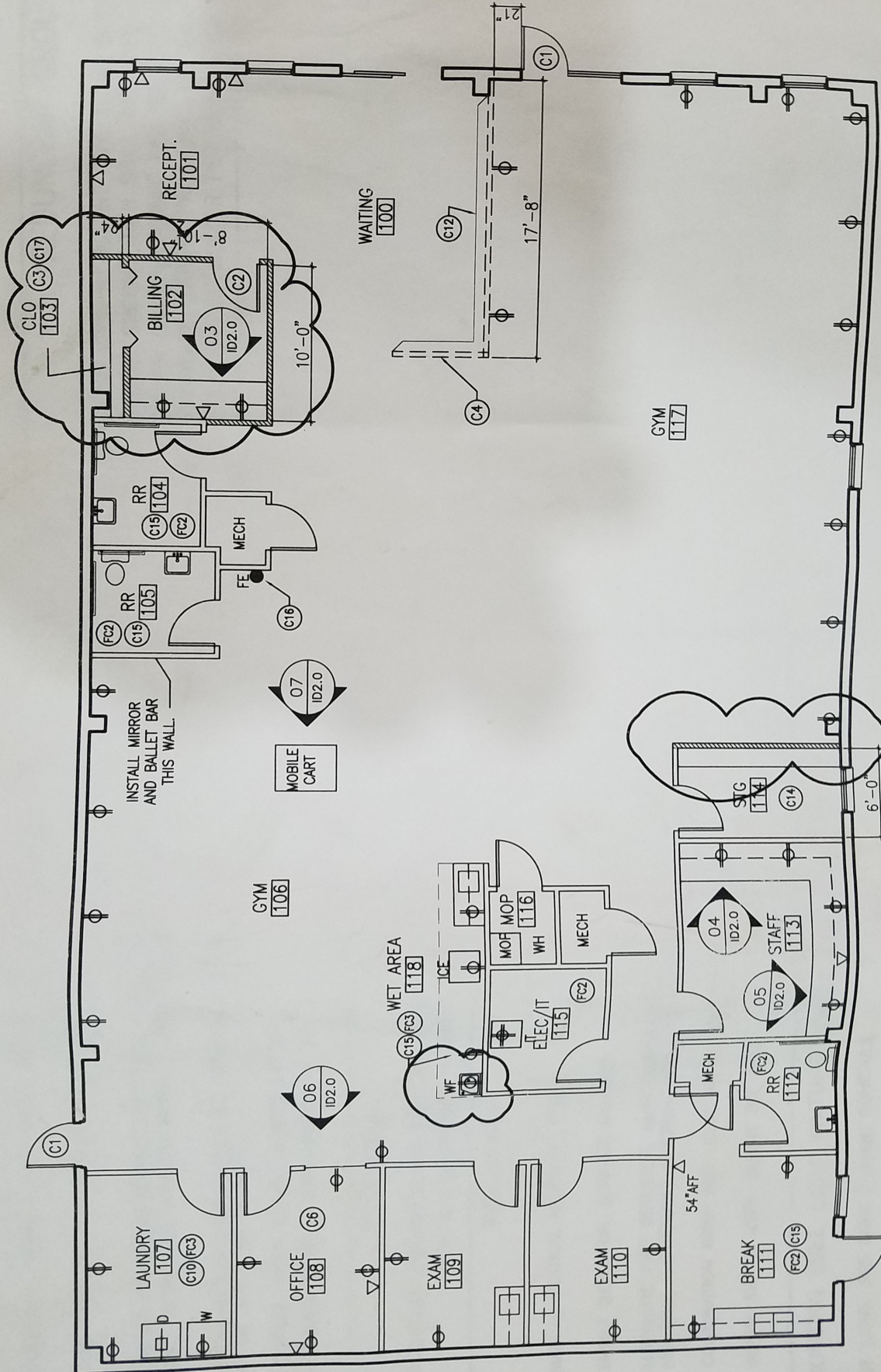


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# Building Layout



01 CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"