

# Retail Space For Lease

Wal-Mart Shadow Center  
229 French Farm Blvd  
Athens, AL 35611



www.mingcregroup.com

**Available  
1,606 sf**



2018	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	32,437	44,229	68,222
Households	13,423	17,959	26,109
Median HH Income	\$46,546	\$45,405	\$49,231
Median Age Pop.	39.2	38.6	37.7

## For Lease



- 1,606 sf space available in excellent condition.
- #1 retail location in Athens, AL located directly across the main entrance to a Walmart Supercenter.
- 39,000 Average Daily Traffic Count - Highest on Hwy 72 in Athens, AL.
- Retail corridor has limited vacancies and includes National Tenants such as Cato, Dollar Tree, Hibbett Sport's, Dollar General, Rent-A-Center, Staples, and Zaxby's.



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