

9 Acre Commercial Tract For Sale - First Time Available

Hwy 72 East
Athens, AL

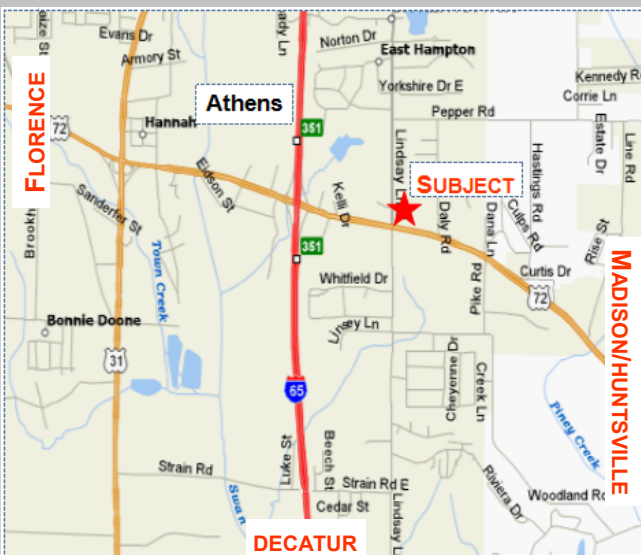


www.mingcregroup.com



9 Acres– For Sale First Time Available Athens, AL

- **Adjacent to 80,000 SF neighborhood shopping center anchored by Publix that generates \$30MM in revenue.**
- **Located at heavily trafficked area of Hwy 72 with over 30,000 vehicles passing daily**
- **Excellent visibility and access from Hwy 72**
- **Recent developments nearby include a Buffalo Wild Wings, \$36MM surgery center, and a 75 unit assisted living facility**
- **Close proximity to I-65 at Exit 351**
- **Delineated Retail Trade Area includes approx. 78,000 people with 30,000 households and Median HHI of \$48,123.**
- **This site serves Athens, AL (22nd largest city in Alabama) and the eastern growth corridor of Limestone County, ranked as one of the fastest growing areas in North Alabama (3rd fastest growing county in Alabama)**



For more information, please contact:

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**MING
ENTERPRISES**

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

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Hwy 72 East
Athens, AL

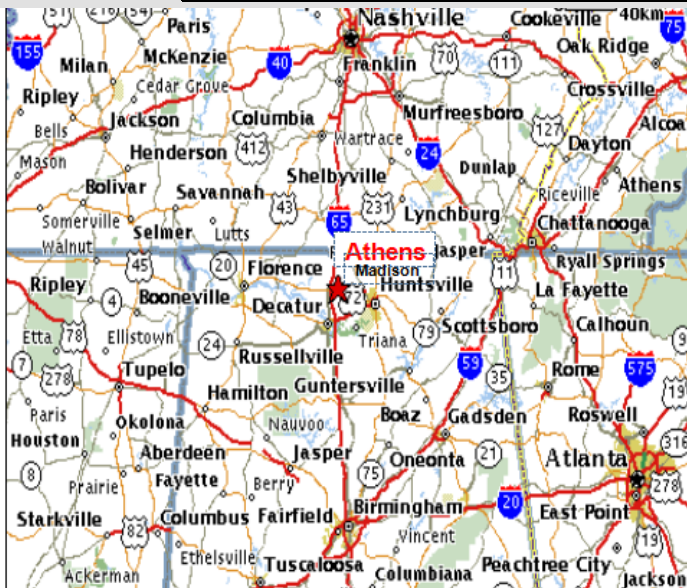


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Athens, Alabama
"A City on the Move"

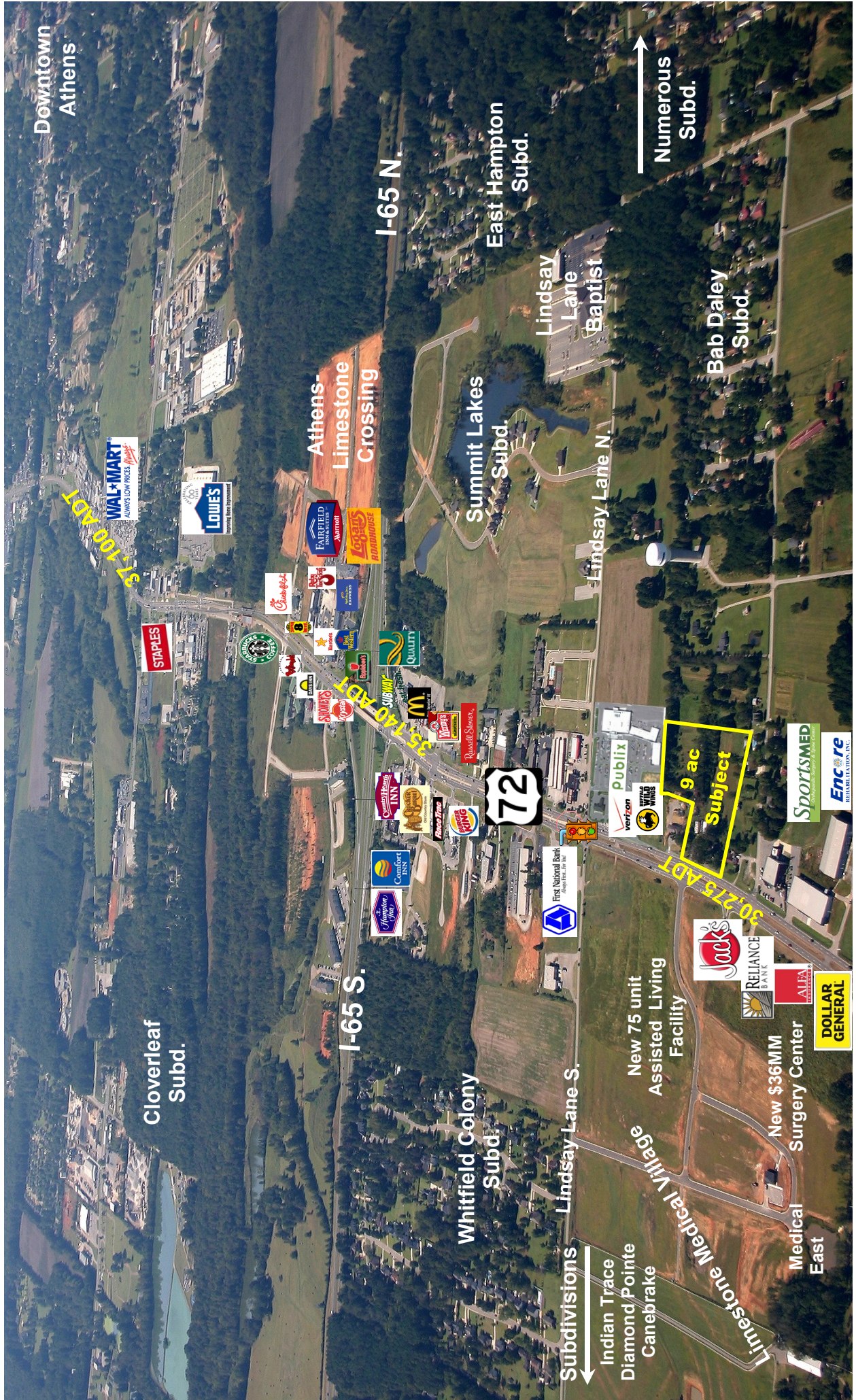
- 22nd largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as 3rd fastest growing county in Alabama by U.S. Census Bureau and #66 out of Top 100 nationwide.
- Considered to be a "city on the edge" due to its proximity to Huntsville, AL MSA, which has one 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.
- Average HH income of \$48,320 ranks 4th among 67 counties in Alabama with one of the state's lowest unemployment rates at 5%.
- Located on "going home" side from Huntsville employment and "going to" side to Interstate 65, the Southeast's major N/S highway system.
- Extremely underserved market for retail, financial, professional, medical, and consumer services.
- Fronts Hwy 72 with over 30,000 vehicles daily.

2017	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	33,615	58,475	91,830
Households	13,145	18,925	33,212
Median HH Income	\$46,836	\$48,320	\$64,659
Median Age Population	38.8	38.1	37.4
Average Persons Per HH	2.41	2.50	2.58



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Downtown Athens

Cloverleaf Subd.

Athens-Limestone Crossing

I-65 S.

I-65 N.

Whitfield Colony Subd.

Summit Lakes Subd.

East Hampton Subd.

Subdivisions
Indian Trace
Diamond/Pointe
Canebrake

Lindsay Lane S.

Lindsay Lane Baptist

New 75 unit Assisted Living Facility

Numerous Subd.

Jack's
RELIANCE
FAVORITE

Bab Daley Subd.

New \$36MM Surgery Center

Medical East

9 ac Subject

DOLLAR GENERAL

SportsMED
ENCORE
REHABILITATION, INC.

WAL-MART
ALWAYS LOW PRICES

LOWE'S

STAPLES

STARBUCKS

CRUMBLE

WALGREENS

CVS

QUINCY

McDonald's

Wendy's

Domino's

Subway

Publix

Verizon

WALGREENS

ALFA

ALFA

ALFA

US-72

72

First National Bank
Atlanta, GA, NC

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37,100 sq ft

35,100 sq ft

30,275 sq ft