

Redevelopment Opportunity

Former Kmart Building

104 US-31 N, Athens, AL 35611



FOR SALE OR LEASE

Former Kmart on approx. 10.39 acres

- 86,540 SF former Kmart building along with outparcels available for redevelopment
- High profile location on Hwy 31 in the heart of Athens
- Near new \$55MM Athens High School and new \$10MM Athens Bible School
- Combined enrollment of Athens High School, Athens Bible Schools and repurposed Middle School will be about 2,500 students
- Located near 58 acre Planned Mixed Use Development, The Boardwalk, offering 180 new residential lots and a new City Park

For more information, please contact:

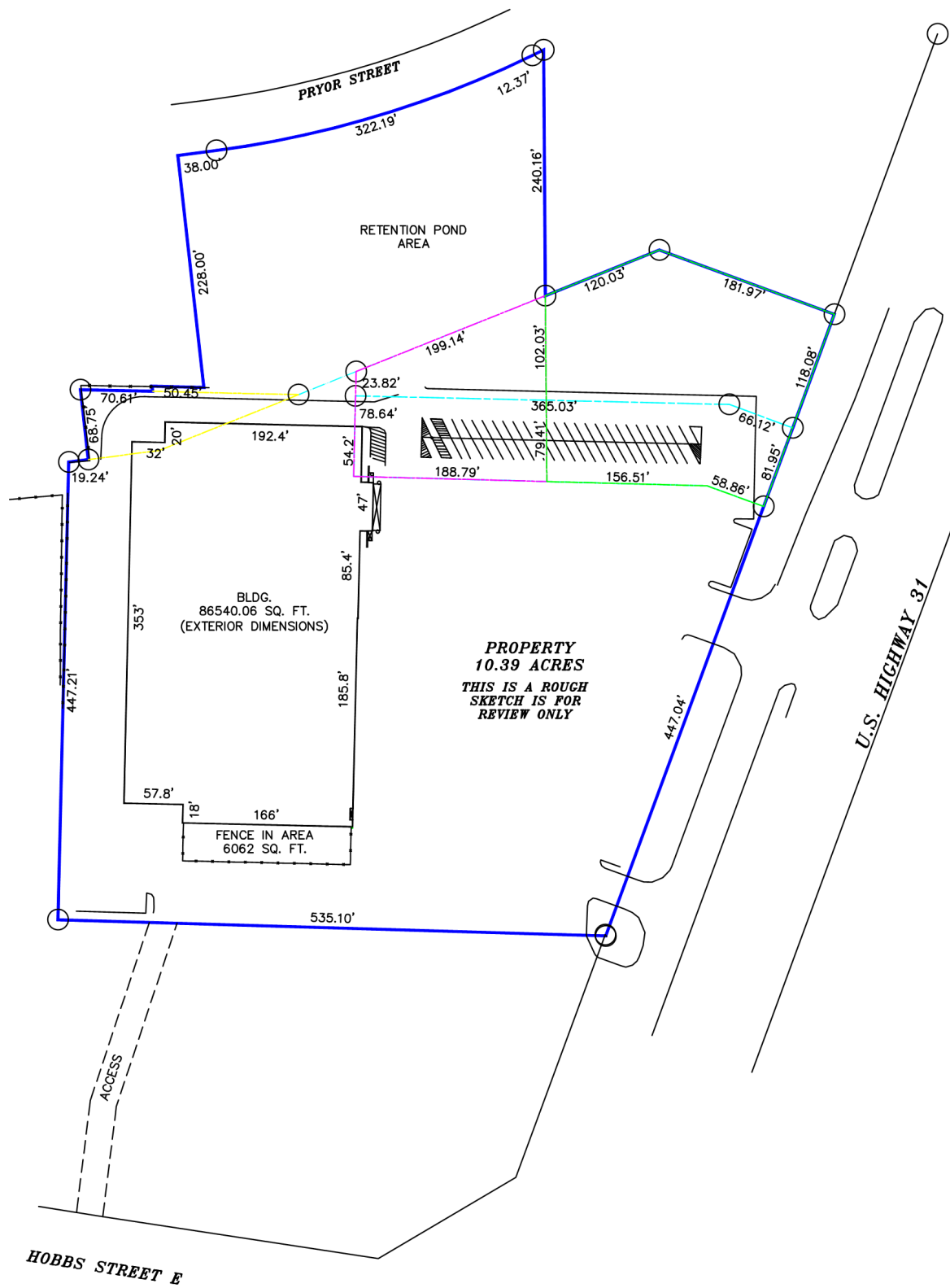
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Athens, Alabama

A City on the Move!

- Delineated Retail Trade Area includes approximately 82,000 people with 30,000 households and Median HHI of \$48,000.
- Located 10 miles away from future \$1.6 billion Toyota-Mazda plant.
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65 m Hwy 72 and Hwy 31.
- 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
- Athens Middle School to relocate to current high school
- New \$10 million Athens Bible School
- New \$18 million Rec Center in planning phase
- 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

2018	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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