



New Publix Anchored Shopping Center
Athens, Alabama
Spring 2022 Opening

NOW LEASING
MidTown Centre

For more information, please contact:

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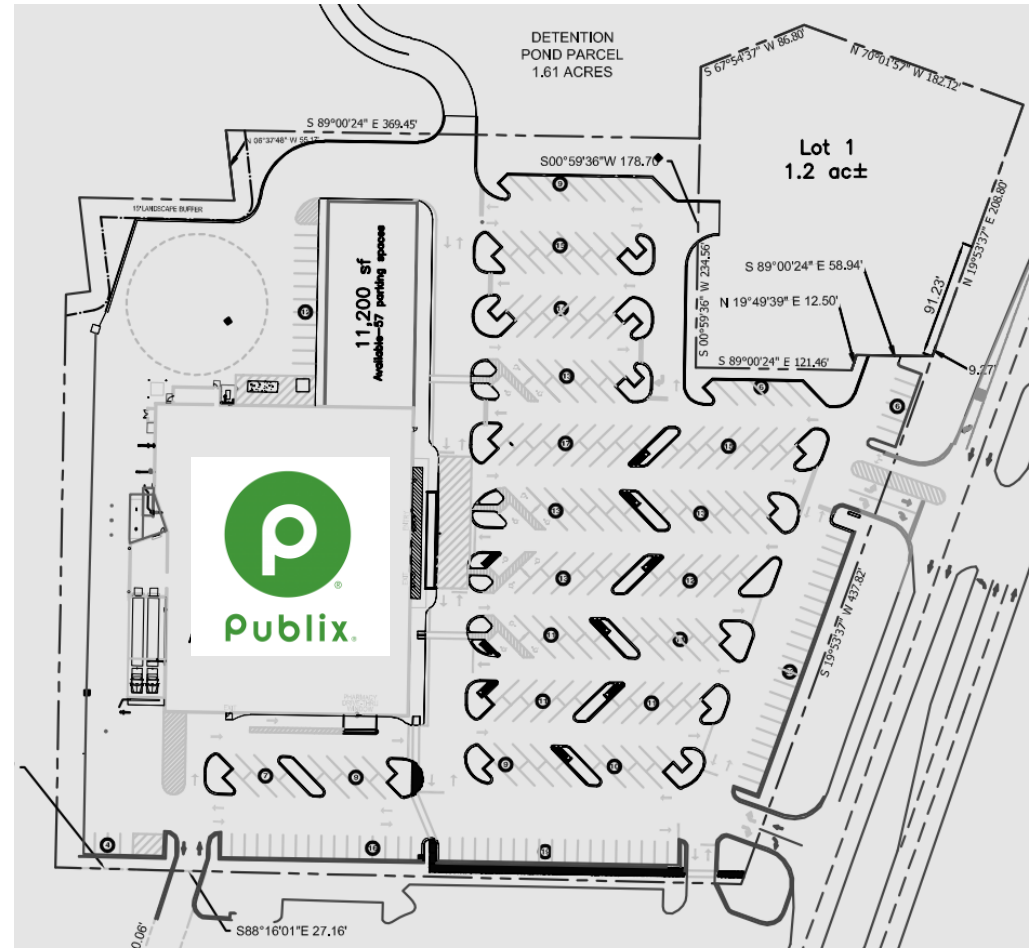
Property Details

- ◇ New 48,000 sf Publix anchored shopping center with 11,200 sf of lease space
- ◇ 1.22 acre outparcel available
- ◇ New traffic signal on Highway 31
- ◇ Access from Hwy 31, Pryor Street, and Hobbs Street
- ◇ Second Publix in Athens/Limestone County, AL serving as a testament to community's strong growth and positive outlook for Athens, AL

Area Highlights

- ◇ Daily traffic count of 22,000 vehicles
- ◇ New Circle K convenience store on adjacent hard corner to the North
- ◇ Nearby activity:
 - ◇ 58 acre, 180 lot Mixed Use Development (The Boardwalk)
 - ◇ New \$60 million Athens High School
 - ◇ New \$15 million Athens Bible School
 - ◇ Athens Middle School relocation

Site Plan



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Site Aerial and Demos

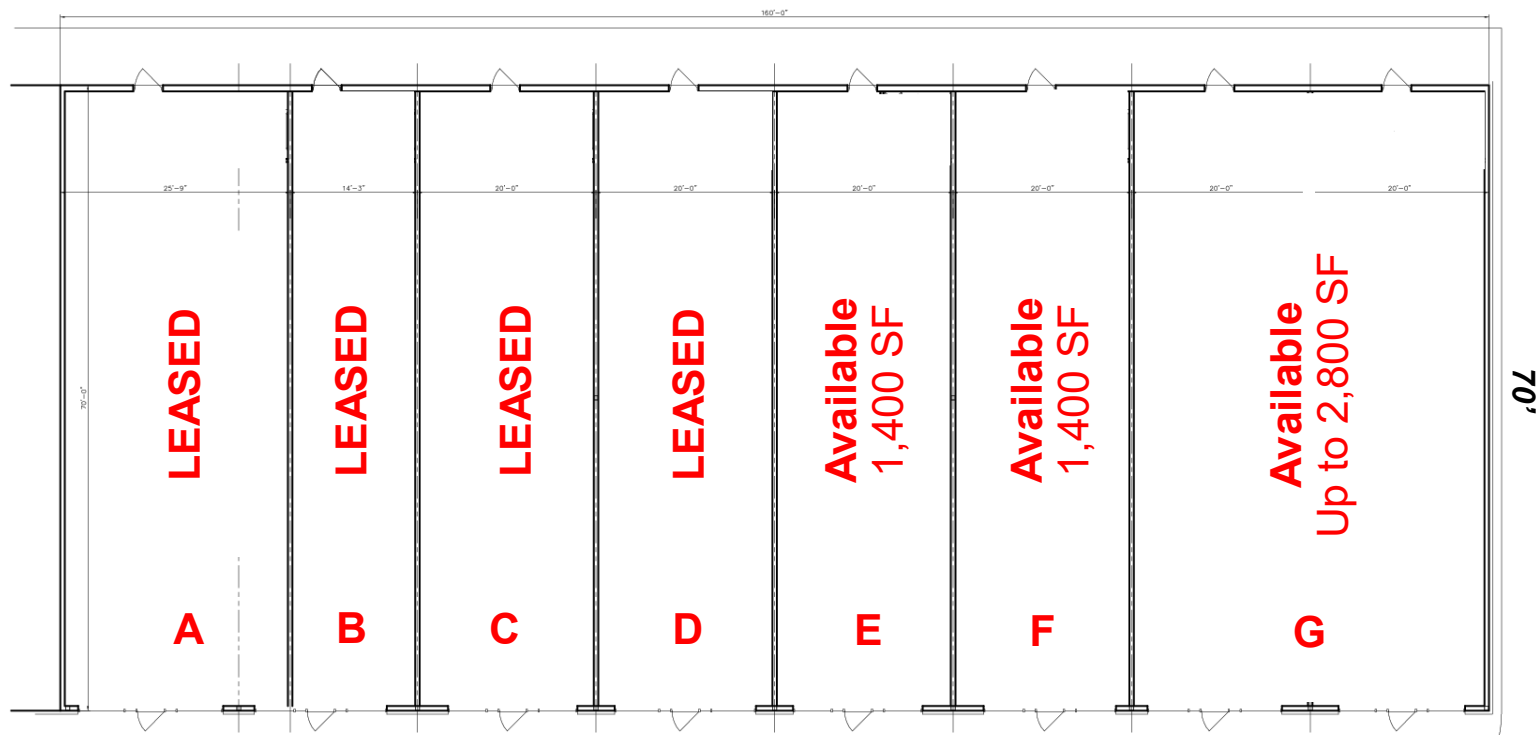




Proposed Front Elevation

Lease Space Available

1,400 sf suites available, up to 5,600 sf if combined



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 9 miles away from future \$1.6 billion Toyota-Mazda plant.
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65, Hwy 72, and Hwy 31.
- 18th largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as fastest growing county in Alabama by U.S. Census Bureau
- 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 \$60 million Athens High School
- Athens Middle School relocated to former high school
- New \$15 million Athens Bible School
- New \$18 million Rec Center in construction 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



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