



# ATHENS SHOPPING CENTER

608 South Jefferson Street | Athens, AL 35611





## AVAILABILITY

**SMALL SHOPS:**  
1,520 - 13,410 SF

## CONTACT

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## PROPERTY OVERVIEW

- Neighborhood and Regional Grocery-Anchored shopping center in Athens, Alabama
- Directly across the street from the new 40,000 square foot Athens-Limestone Public Library
- Four blocks from the main town square housing the Limestone County courthouse and Athens City Hall

## TRAFFIC COUNTS

Jefferson Street

12,840 VPD

## SURROUNDING TENANTS

TSC **TRACTOR  
SUPPLY CO**

**Walmart**

**DOLLAR TREE**

**Chick-fil-A**

**ALDI**

**Badcock  
& more**

**Auto  
Zone**

**HIBBETT  
SPORTS**

**TACO  
BELL**

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**FOR LEASE**



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Athens Shopping Center		
SUITE	TENANT	SF
A	Fiesta Mexican Restaurant	5,390
B	Hometown Grocery	44,593
F	Metro PCS	3,000
G	Security Finance Corporation	3,000
H	<b>AVAILABLE</b>	1,520
I	Total Look Hair	386
K	Baker's Barber Shop	1,295
L&M	Buddy's Home Furnishings	11,608
N	Dollar General	12,000
O	<b>AVAILABLE</b>	9,050
P	<b>AVAILABLE</b>	4,360
NOT A PART		



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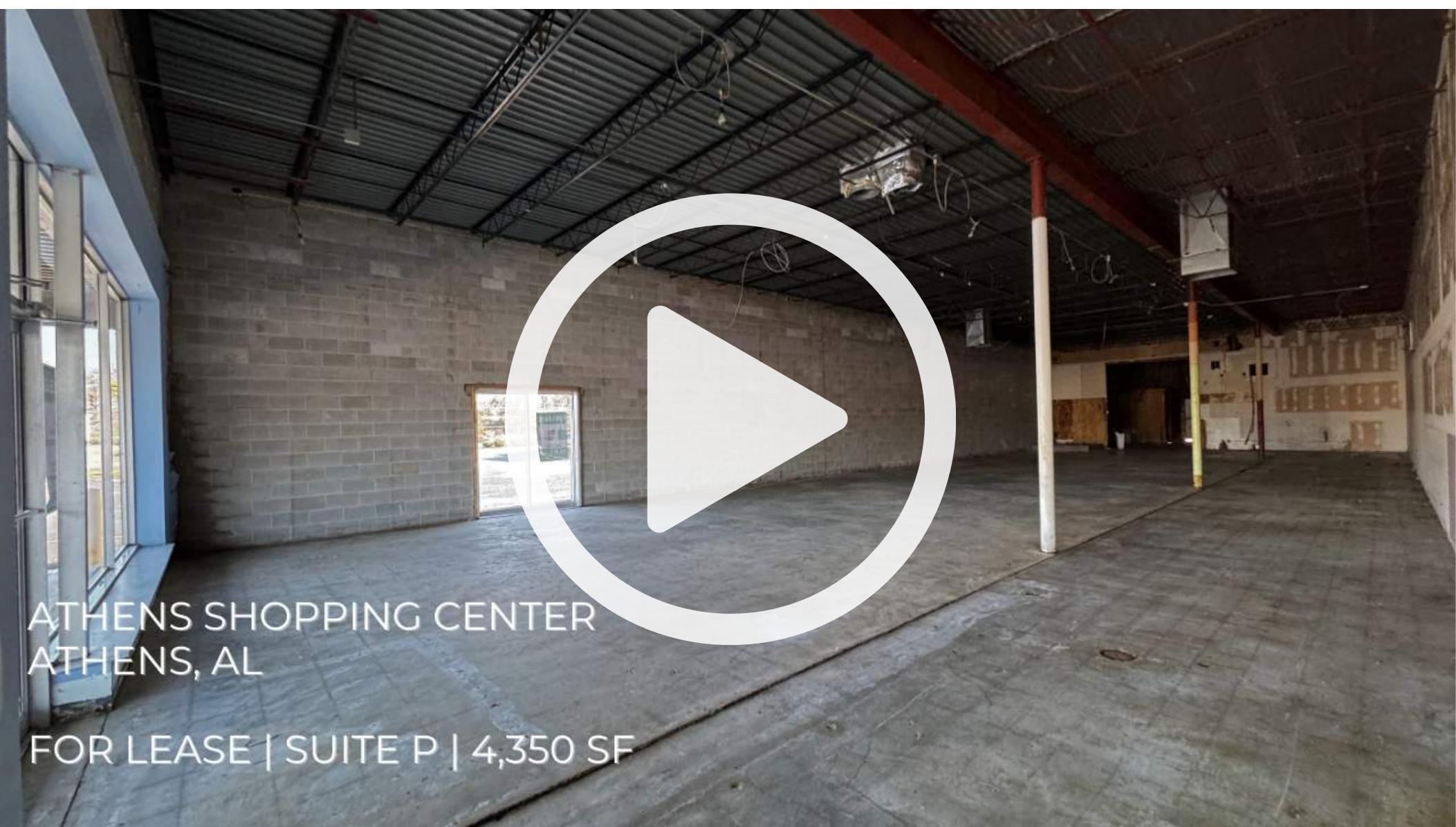


**ENDCAP FOR LEASE**



ATHENS SHOPPING CENTER  
ATHENS, AL

FOR LEASE | SUITE O | 9,050 SF



ATHENS SHOPPING CENTER  
ATHENS, AL

FOR LEASE | SUITE P | 4,350 SF

# Athens Shopping Center

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**FOR LEASE**

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,573	16,985	25,429
2010 Population	5,456	18,389	28,603
2021 Population	6,217	20,430	32,530
2026 Population	6,507	21,269	34,010
2000-2010 Annual Rate	-0.21%	0.80%	1.18%
2010-2021 Annual Rate	1.17%	0.94%	1.15%
2021-2026 Annual Rate	0.92%	0.81%	0.89%
2021 Male Population	46.3%	47.5%	48.3%
2021 Female Population	53.7%	52.5%	51.7%
2021 Median Age	40.7	40.9	41.1

In the identified area, the current year population is 32,530. In 2010, the Census count in the area was 28,603. The rate of change since 2010 was 1.15% annually. The five-year projection for the population in the area is 34,010 representing a change of 0.89% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

**Median Age**  
The median age in this area is 40.7, compared to U.S. median age of 38.5.

	1 mile	3 miles	5 miles
<b>Race and Ethnicity</b>			
2021 White Alone	62.0%	66.7%	70.6%
2021 Black Alone	23.3%	19.5%	16.5%
2021 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2021 Asian Alone	1.1%	1.2%	1.0%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	9.5%	8.7%	8.1%
2021 Two or More Races	3.1%	3.0%	3.0%
2021 Hispanic Origin (Any Race)	13.4%	12.3%	11.5%

Persons of Hispanic origin represent 11.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.1 in the identified area, compared to 65.4 for the U.S. as a whole.

	1 mile	3 miles	5 miles
<b>Households</b>			
2021 Wealth Index	53	72	80
2000 Households	2,372	7,072	10,294
2010 Households	2,440	7,769	11,682
2021 Total Households	2,819	8,779	13,497
2026 Total Households	2,964	9,184	14,169
2000-2010 Annual Rate	0.28%	0.94%	1.27%
2010-2021 Annual Rate	1.29%	1.09%	1.29%
2021-2026 Annual Rate	1.01%	0.91%	0.98%
2021 Average Household Size	2.15	2.27	2.37

The household count in this area has changed from 11,682 in 2010 to 13,497 in the current year, a change of 1.29% annually. The five-year projection of households is 14,169, a change of 0.98% annually from the current year total. Average household size is currently 2.37, compared to 2.40 in the year 2010. The number of families in the current year is 8,728 in the specified area.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.9%	13.1%	13.2%
<b>Median Household Income</b>			
2021 Median Household Income	\$40,240	\$48,213	\$51,340
2026 Median Household Income	\$47,742	\$53,201	\$56,153
2021-2026 Annual Rate	3.48%	1.99%	1.81%
<b>Average Household Income</b>			
2021 Average Household Income	\$62,161	\$71,941	\$75,343
2026 Average Household Income	\$70,520	\$79,648	\$84,045
2021-2026 Annual Rate	2.56%	2.06%	2.21%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$27,330	\$30,949	\$31,287
2026 Per Capita Income	\$31,190	\$34,419	\$35,038
2021-2026 Annual Rate	2.68%	2.15%	2.29%

**Households by Income**  
Current median household income is \$51,340 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$56,153 in five years, compared to \$72,932 for all U.S. households.

Current average household income is \$75,343 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$84,045 in five years, compared to \$103,679 for all U.S. households.

Current per capita income is \$31,287 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,038 in five years, compared to \$39,378 for all U.S. households.

	1 mile	3 miles	5 miles
<b>Housing</b>			
2021 Housing Affordability Index	187	198	195
2000 Total Housing Units	2,611	7,700	11,192
2000 Owner Occupied Housing Units	1,409	4,327	6,967
2000 Renter Occupied Housing Units	963	2,745	3,327
2000 Vacant Housing Units	239	628	898
2010 Total Housing Units	2,744	8,521	12,773
2010 Owner Occupied Housing Units	1,386	4,545	7,686
2010 Renter Occupied Housing Units	1,054	3,224	3,996
2010 Vacant Housing Units	304	752	1,091
2021 Total Housing Units	3,093	9,413	14,470
2021 Owner Occupied Housing Units	1,585	5,089	8,895
2021 Renter Occupied Housing Units	1,234	3,691	4,602
2021 Vacant Housing Units	274	634	973
2026 Total Housing Units	3,246	9,832	15,166
2026 Owner Occupied Housing Units	1,684	5,410	9,459
2026 Renter Occupied Housing Units	1,280	3,774	4,711
2026 Vacant Housing Units	282	648	997

Currently, 61.5% of the 14,470 housing units in the area are owner occupied; 31.8% are renter occupied; and 6.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 12,773 housing units in the area - 60.2% owner occupied, 31.3% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 5.70%. Median home value in the area is \$161,875, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.39% annually to \$191,239.



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