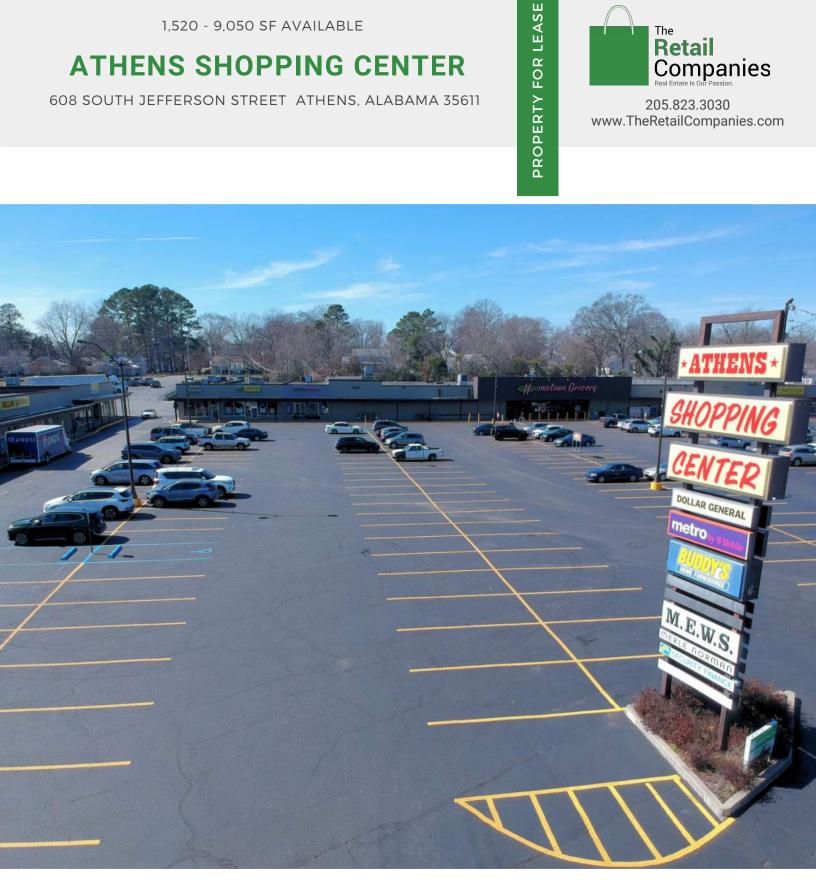
1,520 - 9,050 SF AVAILABLE

## ATHENS SHOPPING CENTER

608 SOUTH JEFFERSON STREET ATHENS, ALABAMA 35611



205.823.3030 www.TheRetailCompanies.com



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING** 

**Bill Clements, CCIM** 

Bill@TheRetailCompanies.com 205.823.3070

**Real Estate Is Our Passion** 

1841 Montclaire Lane, Suite 102 Birmingham, AL 35216

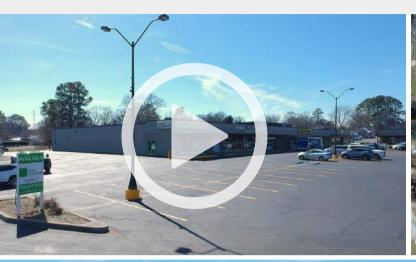
**Brooks Corr, CCIM** 

Brooks@TheRetailCompanies.com 205.823.3080

608 SOUTH JEFFERSON STREET ATHENS, ALABAMA 35611



205.823.3030 www.TheRetailCompanies.com







This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING** 

Bill@TheRetailCompanies.com 205.823.3070

#### **Real Estate Is Our Passion**

1841 Montclaire Lane, Suite 102 Birmingham, AL 35216

### **Brooks Corr, CCIM**

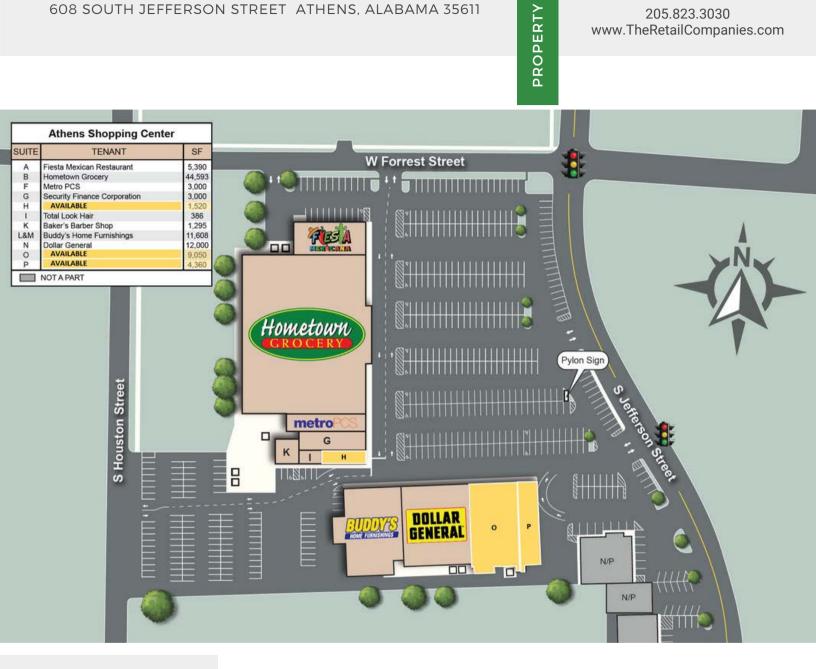
Brooks@TheRetailCompanies.com 205.823.3080

608 SOUTH JEFFERSON STREET ATHENS, ALABAMA 35611

Companies

**FOR LEAS!** 

205.823.3030 www.TheRetailCompanies.com



### **QUICK FACTS**

- 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

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING** 

608 SOUTH JEFFERSON STREET ATHENS, ALABAMA 35611

The Retail Companies
Real Estate Is Our Passion.

**FOR LEASE** 

PROPERTY

205.823.3030 www.TheRetailCompanies.com

#### **MARKET AERIAL**



#### **TRAFFIC COUNTS**

12,840 VPD on Jefferson Street

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING** 

608 SOUTH JEFFERSON STREET ATHENS, ALABAMA 35611

The **Retail** Companies Real Estate Is Our Passion.

205.823.3030 www.TheRetailCompanies.com

PROPERTY FOR LEASI

### **DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Population			
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.

The median age in this area	5 40.7, compared to 0.5. median o	age of Jo.J.		
Race and Ethnicity				
2021 White Alone		62.0%	66.7%	70.6%
2021 Black Alone		23.3%	19.5%	16.5%
2021 American Indian/Alas	ska 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.

Households			
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.

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING** 

608 SOUTH JEFFERSON STREET ATHENS, ALABAMA 35611

The **Retail** Companies Real Estate Is Our Passion.

PROPERTY FOR LEASI

205.823.3030 www.TheRetailCompanies.com

#### **DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	13.9%	13.1%	13.29
Median Household Income			
2021 Median Household Income	\$40,240	\$48,213	\$51,34
2026 Median Household Income	\$47,742	\$53,201	\$56,15
2021-2026 Annual Rate	3.48%	1.99%	1.819
Average Household Income			
2021 Average Household Income	\$62,161	\$71,941	\$75,34
2026 Average Household Income	\$70,520	\$79,648	\$84,04
2021-2026 Annual Rate	2.56%	2.06%	2.219
Per Capita Income			
2021 Per Capita Income	\$27,330	\$30,949	\$31,28
2026 Per Capita Income	\$31,190	\$34,419	\$35,03
2021-2026 Annual Rate	2.68%	2.15%	2.299
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

Housing			
2021 Housing Affordability Index	187	198	195
2000 Total Housing Units	2,611	7,700	11,19
2000 Owner Occupied Housing Units	1,409	4,327	6,96
2000 Renter Occupied Housing Units	963	2,745	3,32
2000 Vacant Housing Units	239	628	89
2010 Total Housing Units	2,744	8,521	12,77
2010 Owner Occupied Housing Units	1,386	4,545	7,68
2010 Renter Occupied Housing Units	1,054	3,224	3,99
2010 Vacant Housing Units	304	752	1,09
2021 Total Housing Units	3,093	9,413	14,47
2021 Owner Occupied Housing Units	1,585	5,089	8,89
2021 Renter Occupied Housing Units	1,234	3,691	4,60
2021 Vacant Housing Units	274	634	97
2026 Total Housing Units	3,246	9,832	15,16
2026 Owner Occupied Housing Units	1,684	5,410	9,45
2026 Renter Occupied Housing Units	1,280	3,774	4,71
2026 Vacant Housing Units	282	648	99

Currently, 61.5% of the 14,470 housing units in the area are owner occupied; 31.8%, 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.

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING** 

Real Estate Is Our Passion