

DEMOGRAPHICS

	3-Mile Radius	5-Mile Radius	10-Mile Radius
2019 Population	18,866	33,276	77,943
2024 Population	19,593	34,841	82,475
2019 Average HH Income	\$73,068	\$76,179	\$81,645
2019 Median HH Income	\$48,386	\$53,210	\$61,016

Former Dairy Queen

1289 US Highway 72 E

Athens, AL 35611

Lat 34.785, Long -86.945

PROPERTY HIGHLIGHTS

- 5-Year Old Building - Fully Operational Mechanical and Plumbing
- 2,350 SF
- Fully Accessible from Lit Intersection
- Located on a Fully Serviced Highway Exit
- Drive Through
- Signage in Place
- Unprecedented Growth Area
- Traffic Count: 40,000 CPD

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 Licensed Real Estate Broker

Leasing Contact:
Jamie Golomb
 334.590.4332
jpgolomb@crossmanco.com



Former Dairy Queen

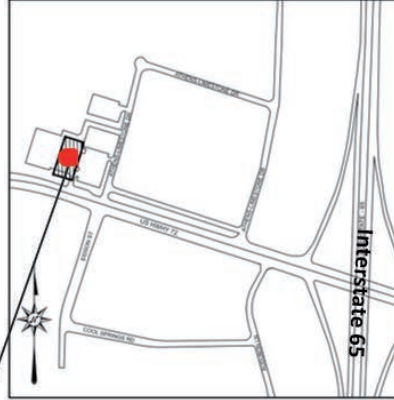
1289 US Highway 72 E
Athens, AL 35611
Lat 34.785, Long -86.945

Site Location – Athens, Alabama (Limestone County)

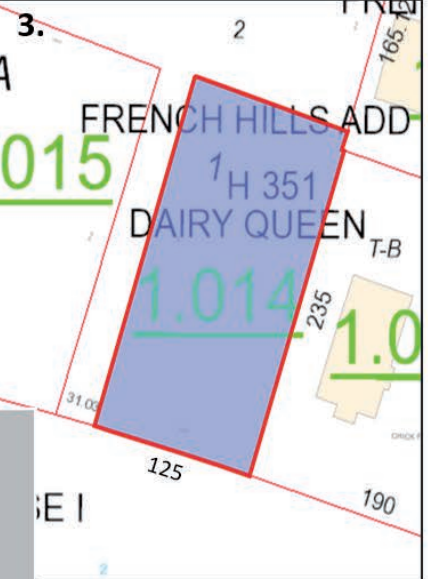
1.



2.



1. Athens, L Alabama
2. Parcel located off Interstate 65
3. 5-Year-old building, with 125ft frontage on Hwy 72 East



PROPERTY DETAILS

- Located at the Gateway to Both Huntsville & Athens on the First and Largest Fully Serviced Exit South of Tennessee
- Absolutely NO Property Available Along this Interchange Corridor - Property Very Tightly Held
- Athens Population Approximately 40,000 – Experiencing Unprecedented Growth
- Nearby Huntsville Population Pushing West to Athens (Limestone County) for Affordability, Livability and Community.
- Available Site Directly on this Growth Corridor
- Residential and Commercial Growth Booming on the Back of:
 - Toyota Mazda Multibillion-Dollar Investment in 3.7 Million SF Manufacturing Facility ~3 Miles from Site – Creating 4,000 Direct Jobs and up to 24,000 Indirect Jobs
 - FBI Investing \$1 Billion to Build a New Outpost in Huntsville, AL, Bringing 4,000 Jobs to the Surrounding Area
 - Toyota Boshoku Multimillion-Dollar Assembly Plant 2 Miles from Interchange Site - Bringing 400+ New Jobs to the Area

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