



# Athens, AL QSR Pad

## 1007 Highway 72 East

## Athens, AL 35611



### FOR GROUND LEASE

### Property Highlights

- +/- 0.78 acre commercial pad available for ground lease
- Zoning: B2
- 294' frontage on Highway 72
- Located in Alabama's fastest growing county
- Signalized hard corner positioning directly in front of Athens' Walmart Supercenter
- Call for pricing and more information



ACRES  
+/- 0.78



TRAFFIC  
36,932 VPD



ACCESS  
Highway 72

Demographics	3 mile	5 mile	10 mile
Population	25,615	38,993	88,943
Households	10,771	16,094	34,403
Avg HH Income	\$115,343	\$114,304	\$115,633

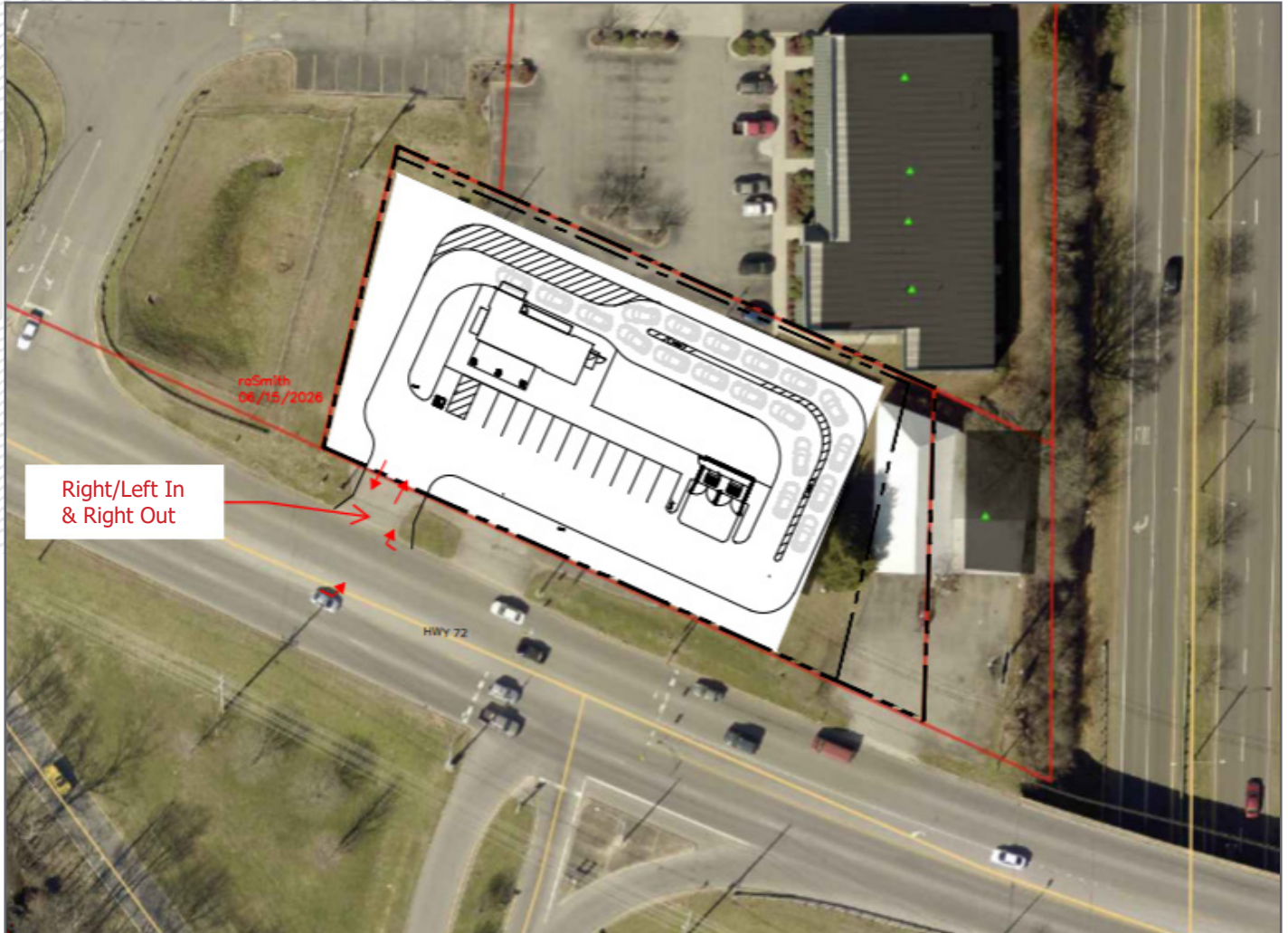
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1007 Hwy 72 E Athens, AL 35611

## Proposed Site Plan



**FOR LEASE**

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