

72 Centre Shopping Center

1031 Highway 72 East, Athens, Alabama 35613

For Sale



Property Details

- ▶ Size : 13,600 SF
- ▶ Price : \$1,475,000 (Cap Rate 7.89%)
- ▶ Features : 1.66 acre lot
Ample parking
Easy Highway Access

Area Details

Athens, Alabama is located in the center of fast growing Northern Alabama 15 miles from the Tennessee State line and 21 miles west of Huntsville, Alabama. Athens, located in historic Limestone County, is well positioned to take advantage of the significant growth projected for Huntsville and North Alabama over the next three years. Like many cities in North Alabama, Athens should experience overall population increases with significant growth and development.

Contact Information :

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Property Overview

Located in Athens, Alabama, this highly desirable investment property is on Athens' main east/west artery and traffic center Highway 72 East. This highway connects Athens with Huntsville, Alabama on the east and intersects Interstate 65 with an exchange at Athens. The two tenant shopping center, located just west of Interstate 65, is occupied by strong area retailers Dollar General Store and Rent-A-Center and is located between retail traffic generators Wal-Mart and Lowe's. Both leases are long term with renewal options, rent increases and all major operating expenses passed through to the tenants including CAM, insurance, taxes and utilities. Minimal ownership management involvement is required. This prime property can provide an excellent income producing investment asset in a great location.

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