



RETAIL SPACE FOR LEASE



LOCATION

1612 Lindsay Lane
Athens, AL 35613



SPACE AVAILABLE

Suite 200:	1,283 SF
Suite 300:	1,266 SF
Suite 800:	4,085 SF



PRICE

Call for Pricing

ABOUT THE PROPERTY

The Shoppes at Lindsey Lane is a newly constructed retail center in Athens, AL, offering prime visibility at the intersection of Highway 72 and Lindsay Lane. Positioned in a high-growth trade area, the center provides modern space options for retailers seeking strong market presence and easy customer access.

PROPERTY HIGHLIGHTS:

- Located within Limestone County's highest-income demographic
- Prime corner location at the signalized intersection of Highway 72 & Lindsay Lane with excellent visibility, easy access from both roads, and 30,550 vehicles per day.
- Nearby retailers include Publix, TJ Maxx, Ulta, Five Below, and Rack Room Shoes
- Two monument marquees and building signage opportunities



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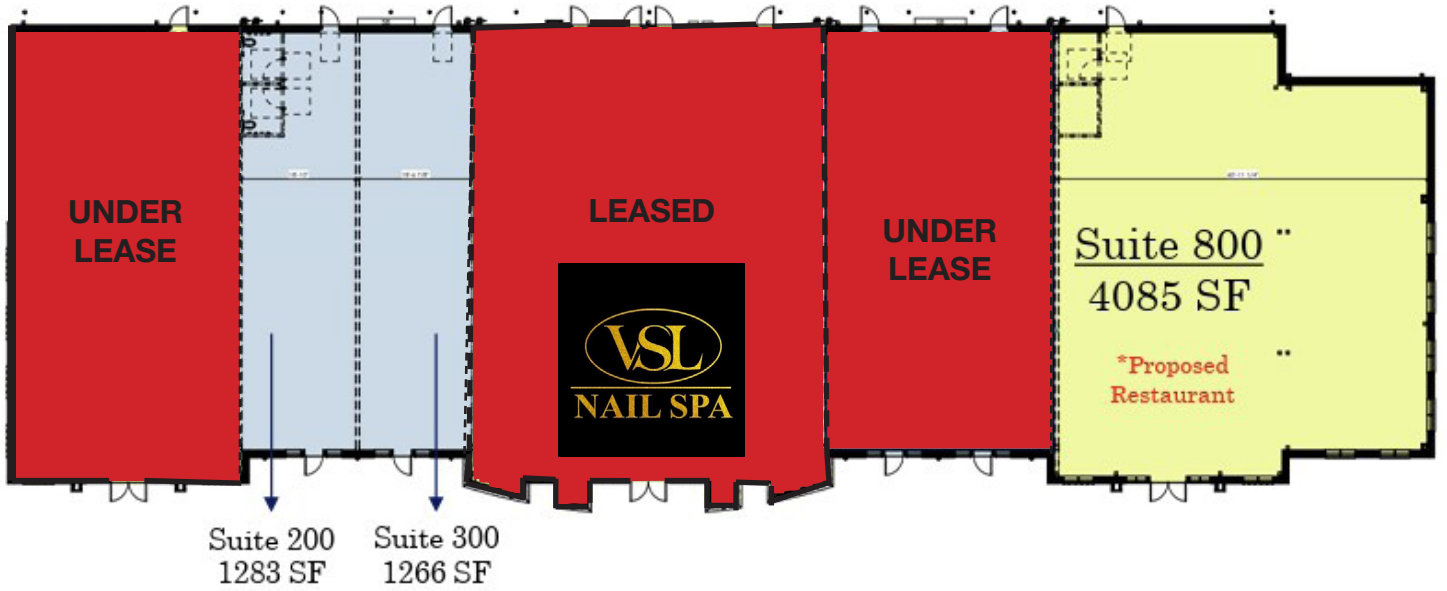
FOR MORE INFORMATION:

Anusha Alapati Davis | Vice President of Retail

☎ 256-384-7608

✉ Anusha@crunkletonassociates.com

SITE PLAN



PROPERTY AREA MAP



Athens is a thriving Limestone County community positioned to capture shoppers from both the Huntsville and Decatur markets. Located along U.S. Highway 72 and just off I-65, the city offers retailers direct access to two of North Alabama's fastest-growing population and employment centers. Steady residential expansion, strong household incomes, and a growing mix of national and local retailers have made Athens a prime destination for retail investment and customer traffic.

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	2,645	17,442	41,144
Households	1,071	7,541	16,988
Avg HH Income	\$149,254	\$122,035	\$117,847
Median HH Income	\$121,720	\$97,073	\$94,146

DRIVE TIMES

	Distance	Drive time
Madison, AL	10 Miles	15 Minutes
Decatur, AL	17 Miles	20 Minutes
Redstone Arsenal	25 Miles	30 Minutes
Huntsville, AL	30 Miles	30 Minutes

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