

## **French Mill Crossing Shopping Center**

### **PUBLIX-Anchored Retail Center**

**SHOPS & OUTPARCELS  
AVAILABLE FOR LEASE**



**John Abernathy**  
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**Shop Space & Outparcels Available**  
**Highway 72 & Mooresville Road,**  
**Athens, AL 35613**



# SITE OVERVIEW & DEMOGRPAHICS

	Population (Ann Growth %)	Average Income
1 Mile	3,154 (5%)	\$103,353
2 Mile	8,796 (4%)	\$105,008
3 Mile	15,840 (4%)	\$107,946

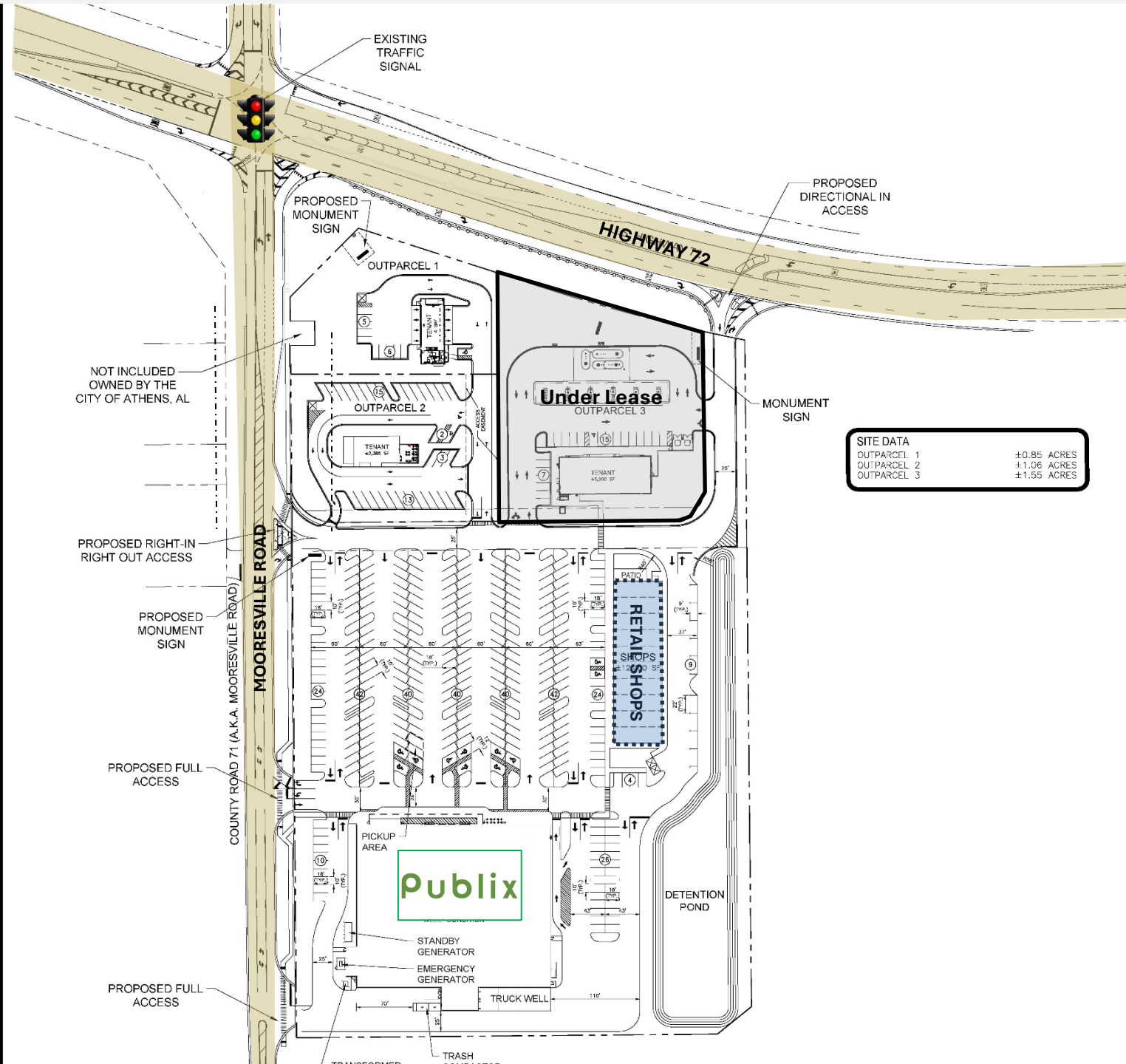
- NEW Publix starting construction in May 2025.
- Retail shop space and outparcels on Highway 72 available for lease.
- **29,400 VPD** at the Hwy 72/Mooresville Rd intersection.
- **5%+ Annual Growth** in the Trade Area.
- Athens is the **#3 Fastest-Growing City** in the Alabama. Athens is also the largest city in Limestone County, which is the **#1 Fastest-Growing County** in Alabama.
- High demand for **all retail uses** in the market.
- Affluent market with **average incomes above \$100k**.
- Large residential subdivisions surrounding the site.



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SITE DATA	
OUTPARCEL 1	±0.85 ACRES
OUTPARCEL 2	±1.06 ACRES
OUTPARCEL 3	±1.55 ACRES