



Eastside Junction

22031 US Highway 72 East, Athens AL 35613

Coordinates:

Latitude: 34.7838

Longitude: -86.9298

Leasing Contact: Sean Stuart | sean.stuart@inlandgroup.com | 630.586.6551 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 79,675 SF
- Publix anchored shopping center with complimentary mix of small shop tenants
- Conveniently located on Highway 72 East (Lee Highway) with easy access
- Strong incomes in immediate area with \$100K in 1 mile radius of center



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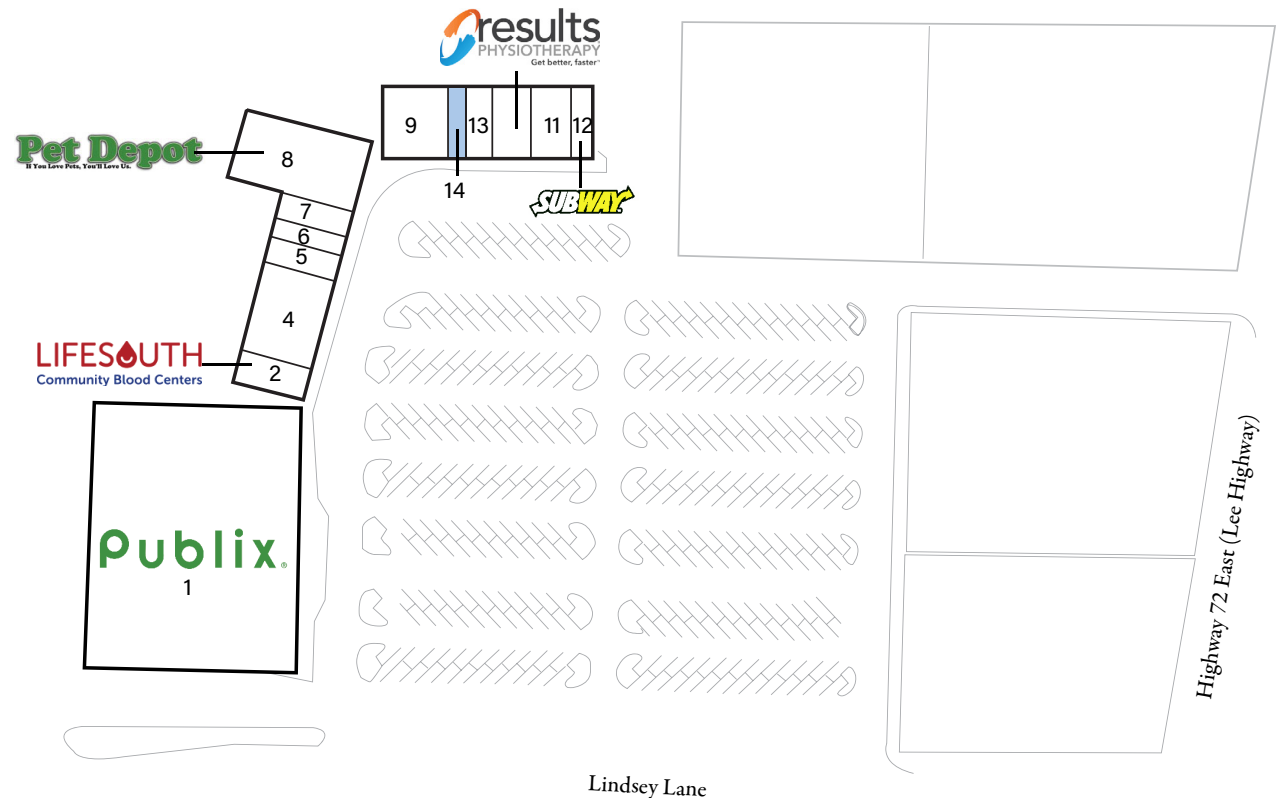
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Store Listing

Center Size: 79,675 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	45,600 SF	Publix
2	1,595 SF	Lifesouth Community Blood Centers
4	5,810 SF	Las Trojas Mexican Restaurant
5	1,600 SF	Limestone Pediatric Dentistry
6	1,200 SF	Cuts by Us
7	1,820 SF	Solar Nail
8	8,400 SF	Pet Depot
9	4,200 SF	Eggs Up Grill
10	2,500 SF	Results Physiotherapy
11	2,625 SF	1st Franklin Financial Corporation
12	1,365 SF	Subway
13	1,672 SF	Audible Hearing Center
14	1,288 SF	Available

Items in blue and italicized are owned by others



2024
Demographics Estimate

3/2025

	Resident Population	Households	Average HH Income
1 Mile	2,645	1,101	\$127,579
3 Miles	17,660	7,399	\$101,100
5 Miles	41,508	16,855	\$95,268



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