



# PRE-LEASING THE SHOPS AT HIGH COTTON

110 W Green Street - Athens, AL

PRESENTED BY

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# The Shops at High Cotton

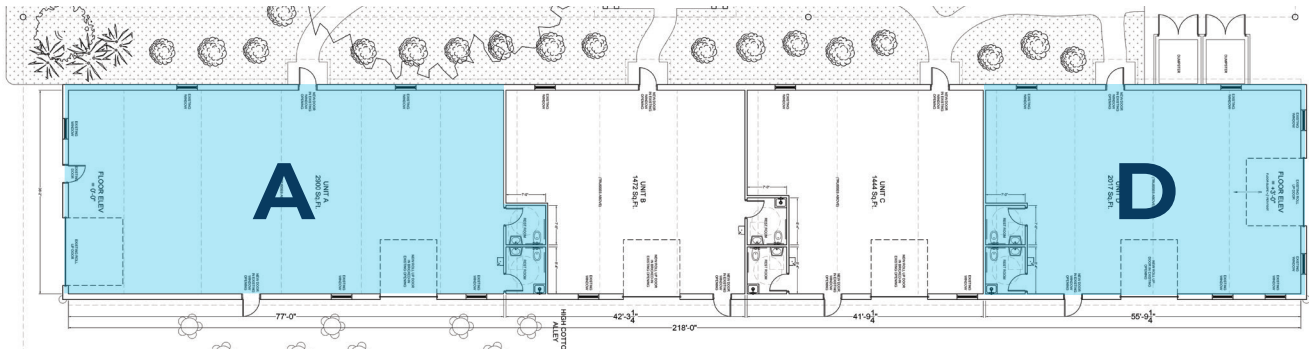
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## PROPERTY OVERVIEW

The Shops at High Cotton is located in the historic district of Athens, Alabama and adjacent to The Square which is surrounded by a retail area and provides local dining options. The available space is nestled within a historic building that was used as a cotton warehouse during the 1800s prior to loading the cotton on trains for transport. The building is currently undergoing extensive renovations for food service tenants and each suite will be built-out per tenants requirements. The building totals approximately 7,833 sf with new HVAC units. Architectural renderings depict the end result of all improvements being made.

Potential tenants must note there is a grease trap already installed on site at landlords expense.



SUITE A	
SIZE:	+/- 2,900 SF
BASE RENT:	\$20.00 psf*
LEASE TYPE:	NNN

\*Rent is subject to negotiation based on tenant build-out requirements.

SUITE D	
SIZE:	+/- 2,017 SF
BASE RENT:	\$20.00 psf*
LEASE TYPE:	NNN

For More Information, Please Contact:

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