

# THE SHOPS AT HIGH COTTON

110 W Green St, Athens, AL 35611



**GATEWAY**  
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300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



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## Confidentiality & Disclaimer

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Lease Rate **CALL FOR PRICING**

OFFERING SUMMARY	
Building Size:	7,833 SF
Available SF:	1,444 - 2,900 SF
Number of Units:	4
Year Built:	1890
Renovated:	2022
Traffic Count:	4,260

### PROPERTY OVERVIEW

The Shops at High Cotton is currently pre-leasing up to four suites at this charming historic location just off The Square in downtown Athens. Suites range from approximately 1,444 sf to 2900 sf. Units can be combined for a larger suite if desired. Lease terms are negotiable.

### PROPERTY HIGHLIGHTS

- Custom Build-Out Available
- Historic Site
- Adjacent to The Square
- Grease Trap & Hood to be installed by Owner





# PROPERTY INFORMATION

110 W Green St, Athens, AL 35611





## SITE DESCRIPTION

Located in the historic district of Athens, Alabama and adjacent to The Square which is the backdrop for parades, storytelling, and art events downtown. The Square is surrounded by a retail area to shop for unique items and provides dining options local to the area. 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. It is also a short distance to Athens State University and educational training facilities. The building is currently undergoing extensive renovations for special use including retail, restaurant, or office space. Architectural renderings depict the end result of the project which is scheduled to be complete in Fall of 2022.

## EXTERIOR DESCRIPTION

Historic brick and mortar building with original windows. The new metal roof maintains the building's historic style. Once renovated, front roll-up door will be replaced with an updated modern roll-up door which would be great for a restaurant or coffee shop. Green area next to the building will allow for outdoor tables once complete as depicted in the architectural drawings.

## INTERIOR DESCRIPTION

The interior of this fantastic site has been gutted and is currently undergoing renovation. Exposed, spiral ductwork and black painted industrial ceilings that reach 12 feet in height add character to the already amazing space. Brand new HVAC units have been installed. The rustic historic brick, some dating back to the 1700s, is exposed and adds to the historic charm of the building. The interior shell space will be built-out per tenant use.



## LEASE INFORMATION

Lease Type:	Gross
Total Space:	1,444 - 2,900 SF

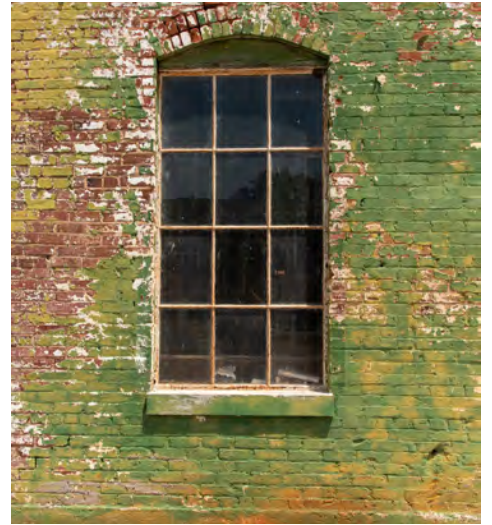
Lease Term:	Negotiable
Lease Rate:	\$20.00 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	2,900 SF	Gross	\$20.00 SF/month	Exposed brick, shell space with build-out available.
Suite B	Available	1,472 SF	Gross	\$20.00 SF/month	Exposed brick, shell space with build-out available.
Suite C	LEASED	1,444 SF	Gross	\$20.00 SF/month	Exposed brick, shell space with build-out available.
Suite D	Available	2,017 SF	Gross	\$20.00 SF/month	Exposed brick, shell space with build-out available.



# CURRENT PROPERTY PHOTOS



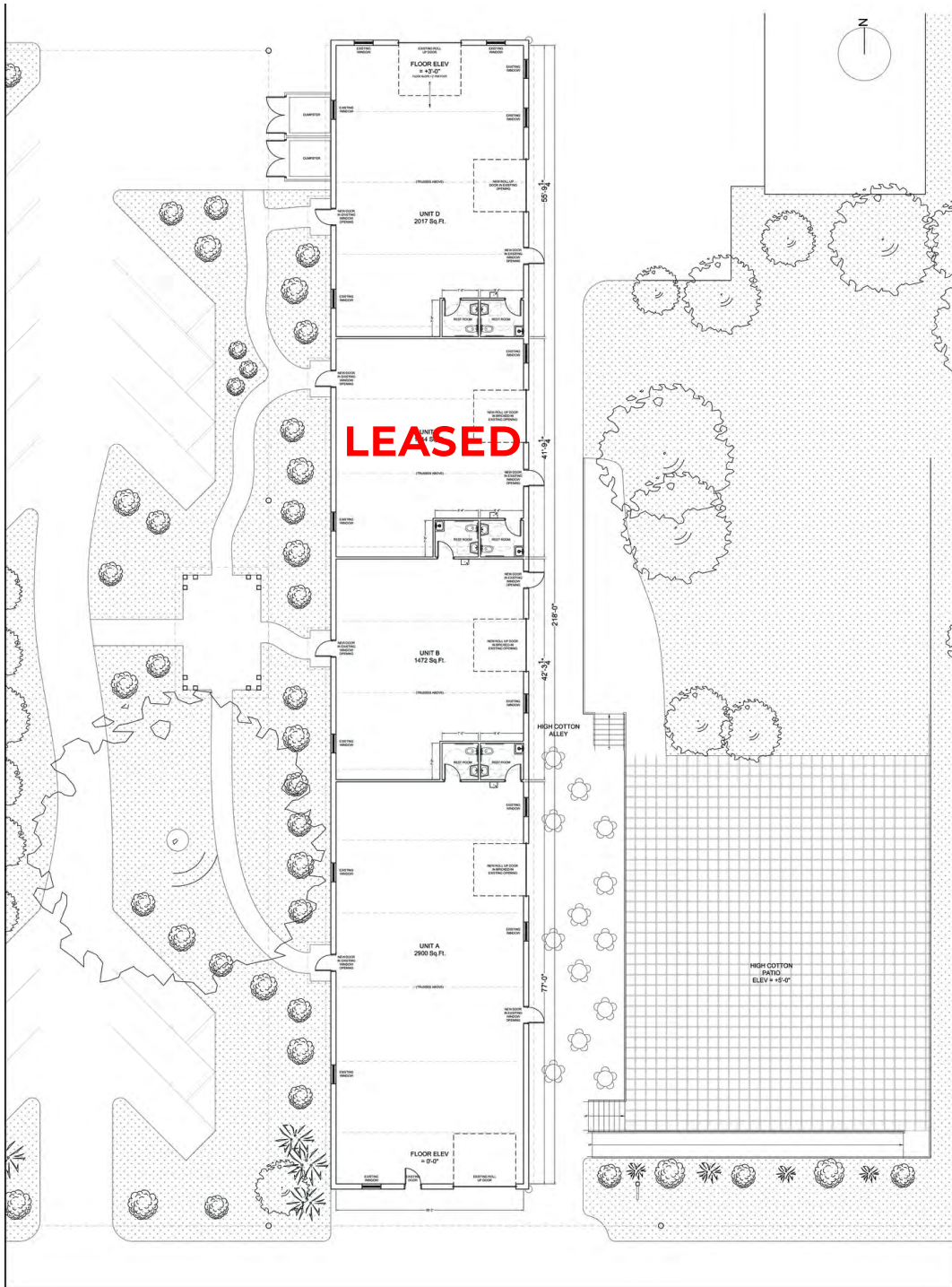


# AESTHETIC PROPERTY PROJECTION

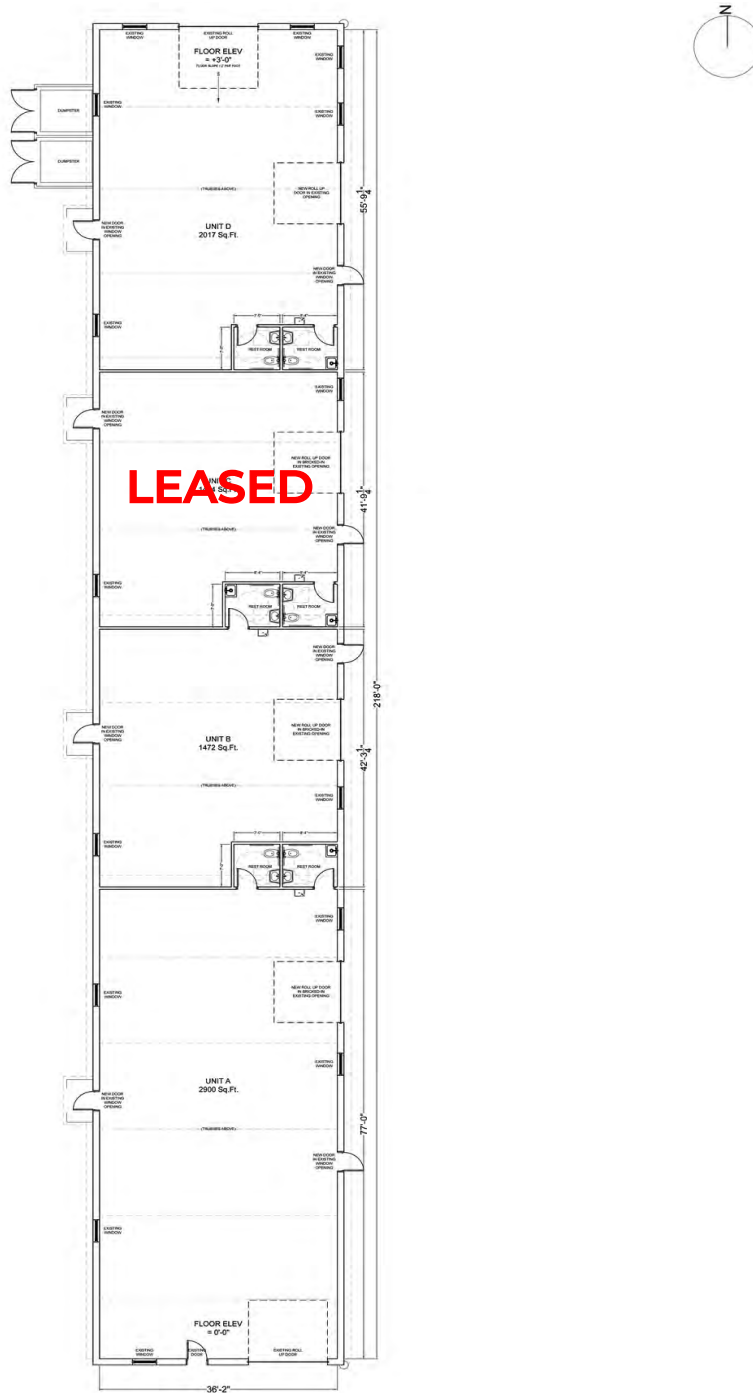




# ARCHITECTURAL SITE PLAN



# SUITE PLAN







# LOCATION INFORMATION

110 W Green St, Athens, AL 35611





## LOCATION DESCRIPTION

Limestone County, the 5th fastest growing county in Alabama, is the ideal location for retail and industrial growth. Home to Fortune 500 Companies such as Target Distribution Center, Steelcase, Amazon Fulfillment Center, and Toyota-Mazda, Limestone County has a highly educated workforce and attractive business incentives. This advancing county is also ranked 64 out of 67 counties for its low unemployment rate. Also ranked third best county for job opportunities and ranks at the top for being the safest county in Alabama. Some of Limestone County's events and festivals have been featured as Southeast Tourism Society's "Top 20 Events in the Southeast" including the Athens Storytelling Festival, and the Tennessee Valley Old Time Fiddlers Convention. Both events are held just a half-mile from this fantastic offering in Athens, Alabama, which serves as the county seat of Limestone County.

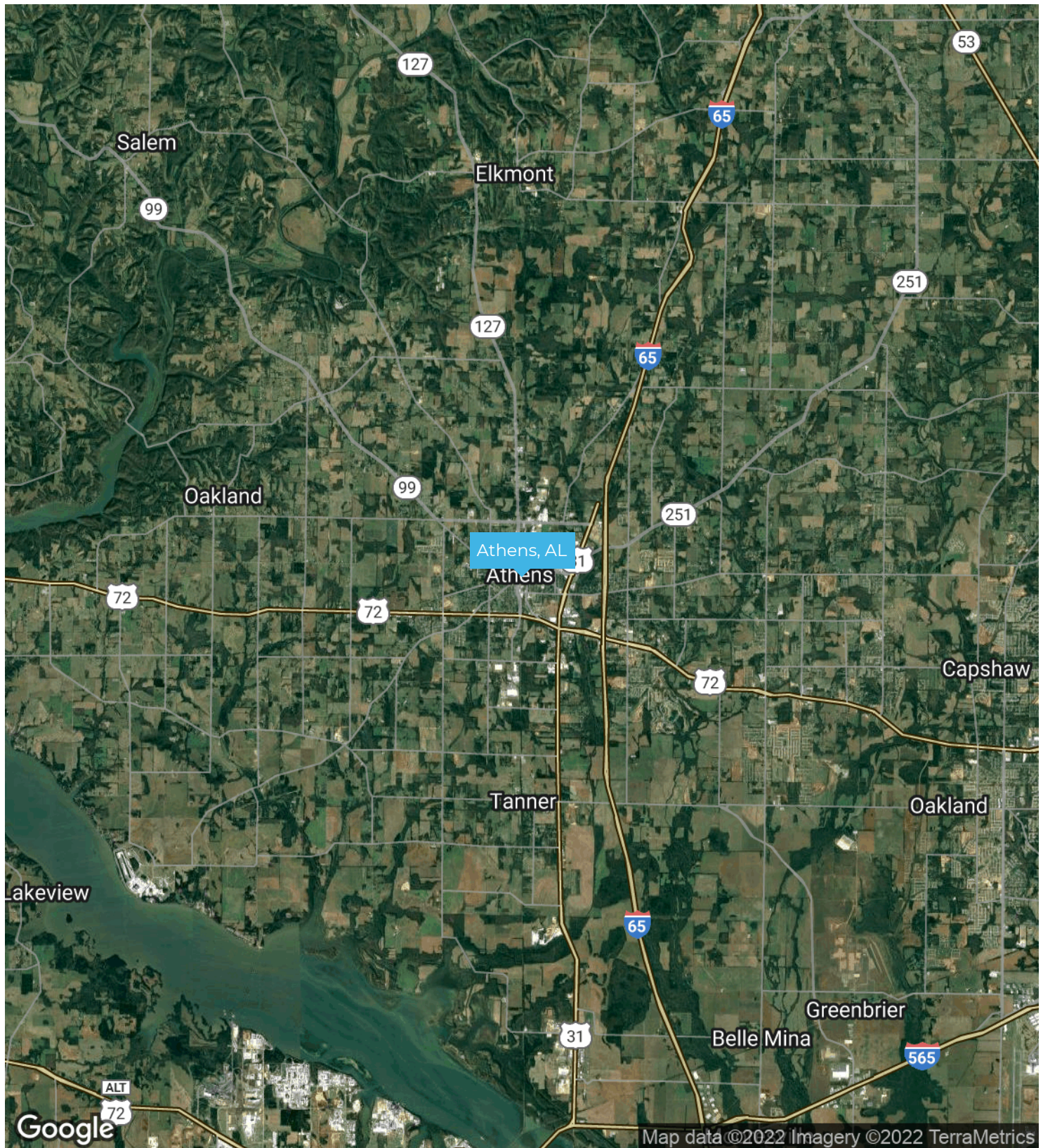
Athens is in north-central Alabama and is included within the Huntsville metropolitan statistical area sharing a boundary with the city of Huntsville. With approximately 24,686 residents, it is conveniently nestled along I-65 and serves as a hub for three of the primary highways within Tennessee Valley including U.S. Hwy 72 and U.S. Hwy 31. Athens is less than 100 miles north of Birmingham, AL and 100 south of Nashville, TN. It's small town feel provides the community quality of life desired by today's consumer with great paying employment less than 30 minutes away. Its access to rail service and proximity to the Elk and Tennessee Rivers help make Athens and Limestone County a prime location for business.



# AERIAL MAP WITH BUSINESSES

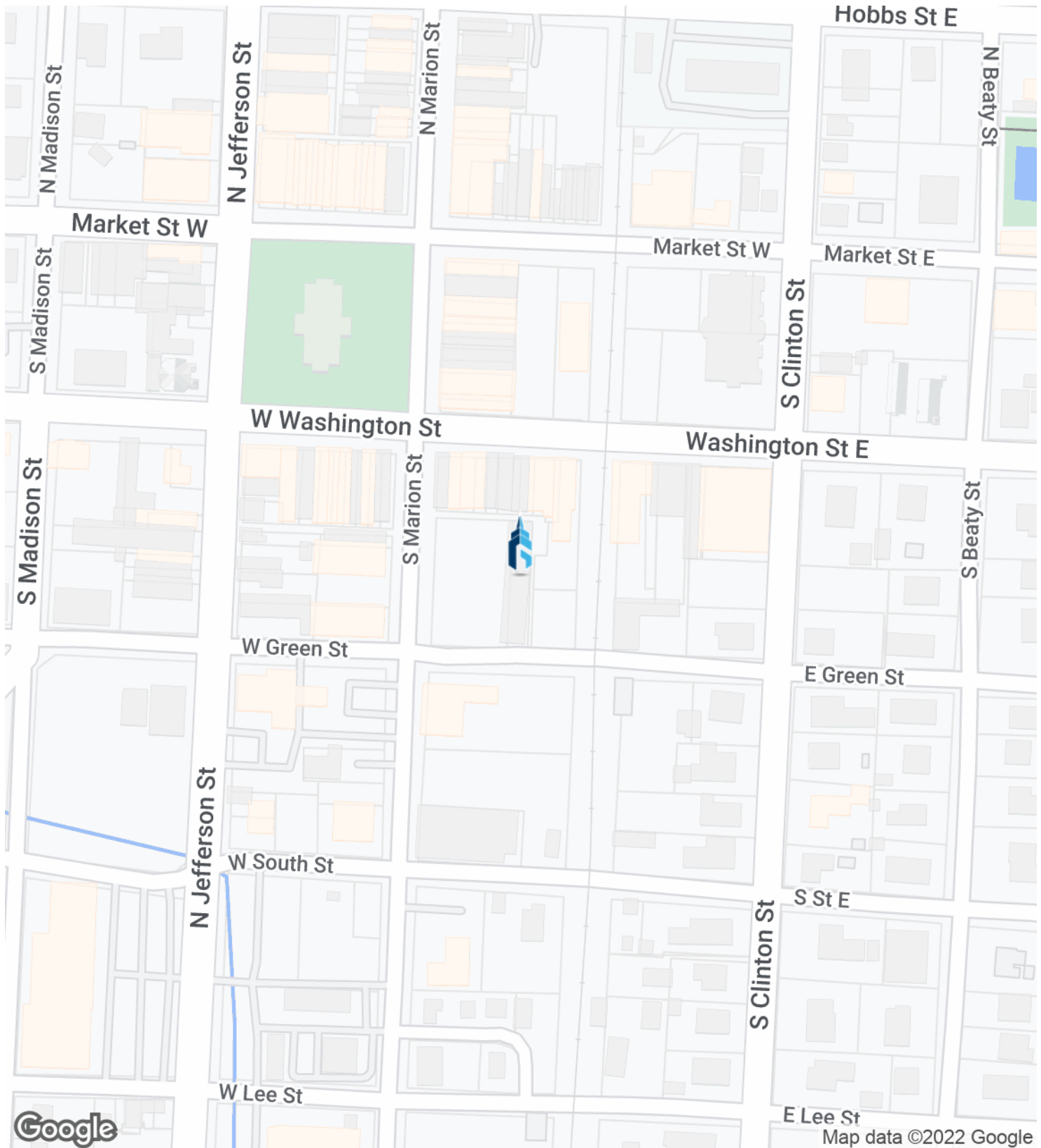




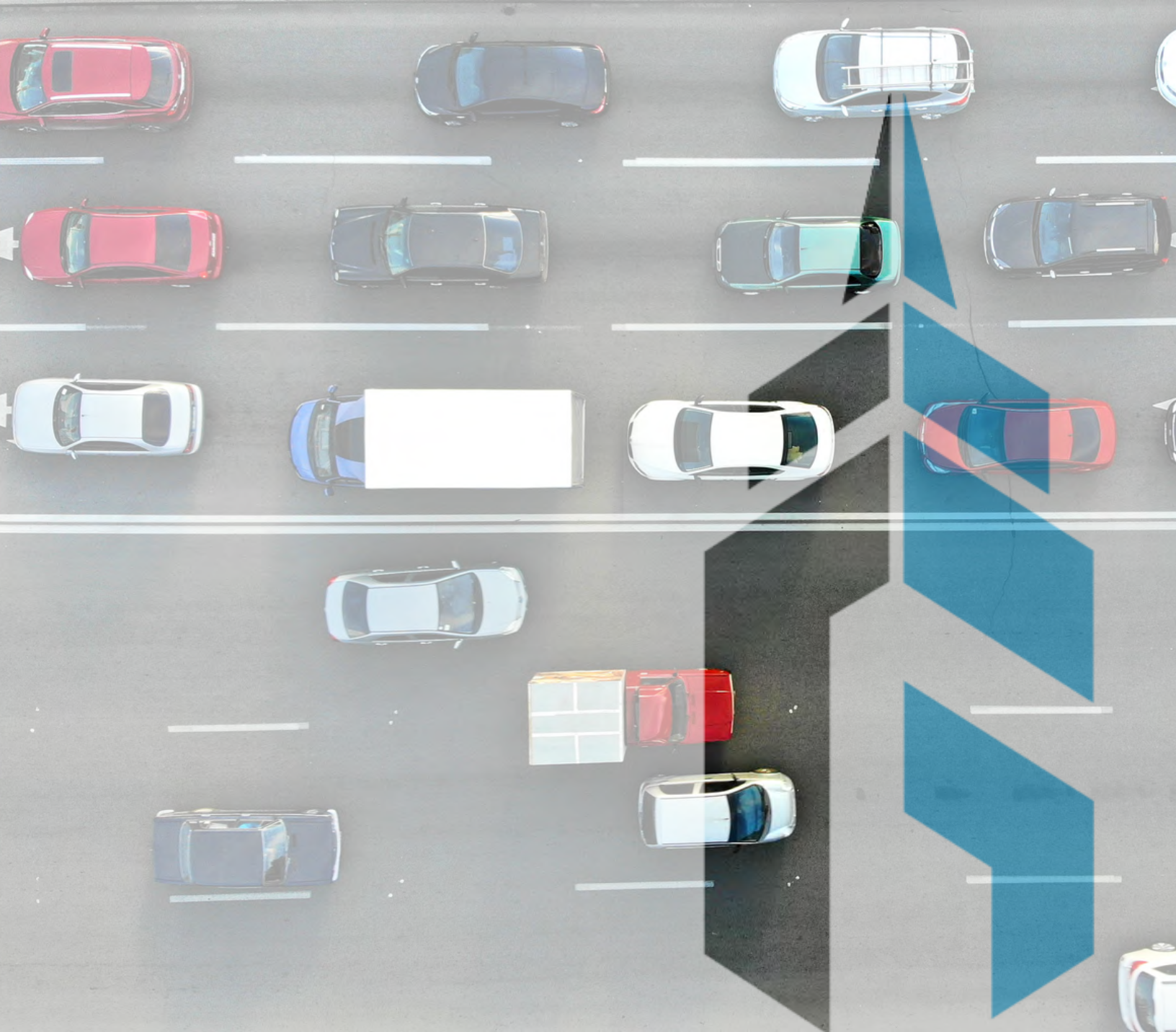




# LOCATION MAP





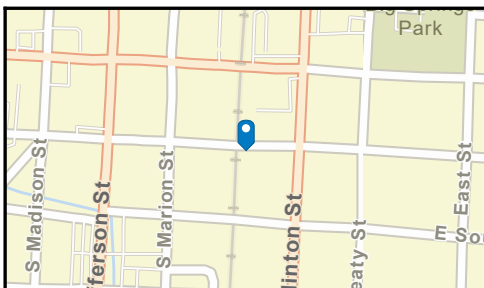


# TRAFFIC DATA

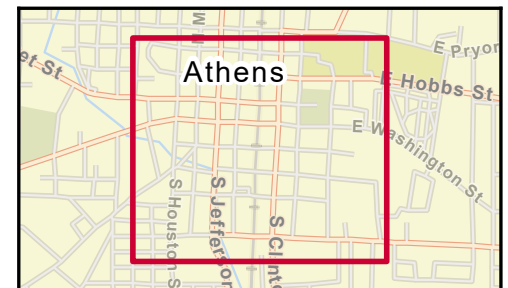
110 W Green St, Athens, AL 35611



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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).



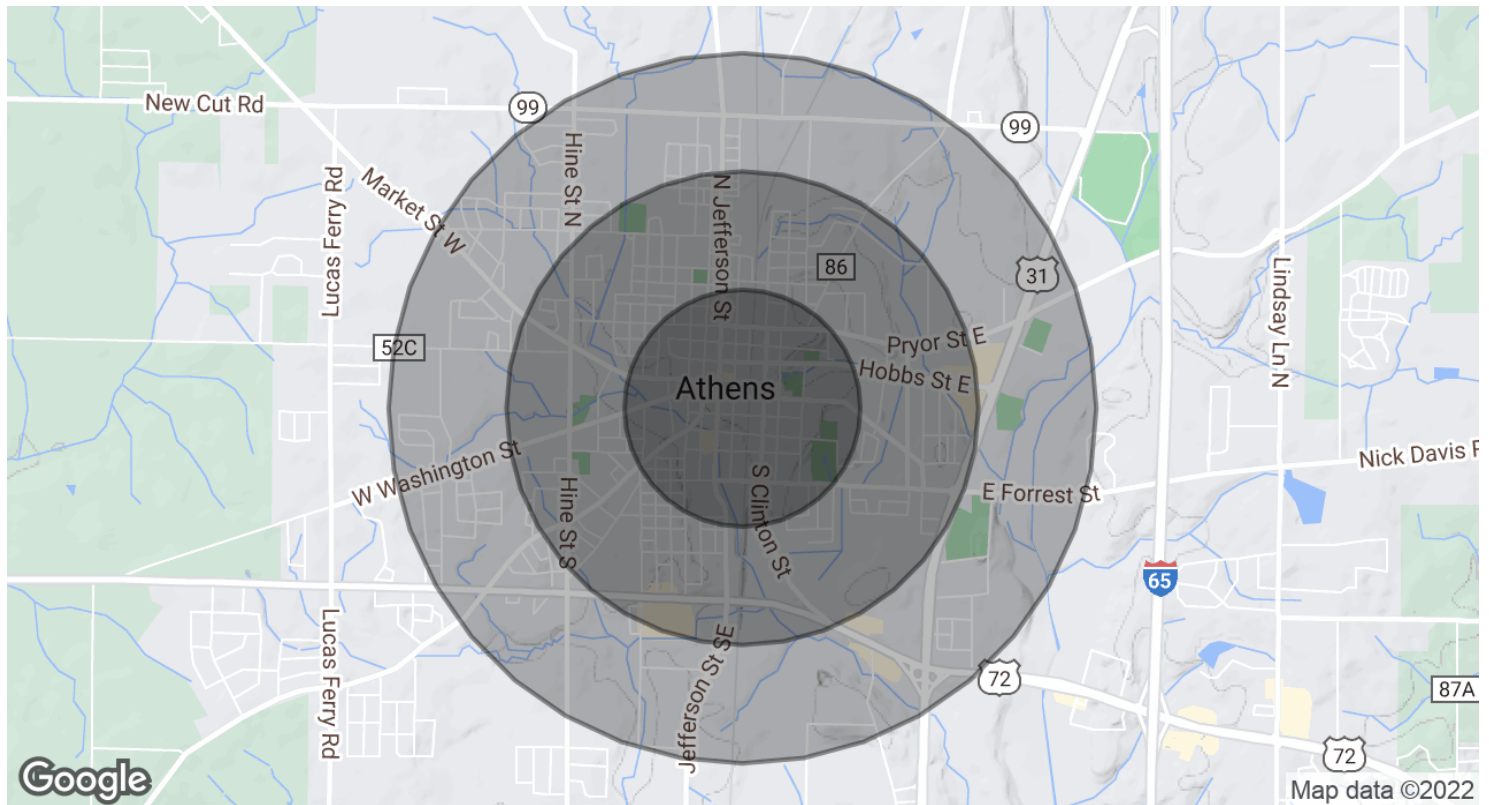


# DEMOGRAPHICS

110 W Green St, Athens, AL 35611



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,712	6,072	10,296
Average Age	38.6	38.5	39.1
Average Age (Male)	35.1	35.6	36.6
Average Age (Female)	42.9	42.5	42.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	741	2,647	4,318
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$49,857	\$47,523	\$49,409
Average House Value	\$447,049	\$227,730	\$178,992

\* Demographic data derived from 2020 ACS - US Census





# Demographic and Income Profile

110 E Green St, Athens, Alabama, 35611  
 Ring Band: 0 - 1 mile radius

Prepared by Esri  
 Latitude: 34.80112  
 Longitude: -86.96983

Summary	Census 2010	Census 2020	2022	2027
Population	5,961	6,437	6,602	6,924
Households	2,481	2,556	2,650	2,786
Families	1,424	-	1,439	1,503
Average Household Size	2.29	2.39	2.36	2.36
Owner Occupied Housing Units	1,335	-	1,462	1,573
Renter Occupied Housing Units	1,146	-	1,188	1,214
Median Age	36.4	-	39.0	40.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.96%	0.21%	0.25%
Households	1.01%	0.28%	0.31%
Families	0.87%	0.22%	0.28%
Owner HHs	1.47%	0.47%	0.53%
Median Household Income	4.73%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	429	16.2%	350	12.6%
\$15,000 - \$24,999	395	14.9%	293	10.5%
\$25,000 - \$34,999	355	13.4%	403	14.5%
\$35,000 - \$49,999	294	11.1%	303	10.9%
\$50,000 - \$74,999	392	14.8%	379	13.6%
\$75,000 - \$99,999	192	7.2%	186	6.7%
\$100,000 - \$149,999	380	14.3%	563	20.2%
\$150,000 - \$199,999	129	4.9%	199	7.1%
\$200,000+	84	3.2%	111	4.0%

Median Household Income	\$41,370	\$52,127
Average Household Income	\$67,721	\$82,527
Per Capita Income	\$27,285	\$33,353

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	452	7.6%	416	6.3%	432	6.2%
5 - 9	342	5.7%	414	6.3%	418	6.0%
10 - 14	304	5.1%	387	5.9%	421	6.1%
15 - 19	340	5.7%	336	5.1%	399	5.8%
20 - 24	476	8.0%	365	5.5%	408	5.9%
25 - 34	961	16.1%	991	15.0%	823	11.9%
35 - 44	726	12.2%	886	13.4%	1,018	14.7%
45 - 54	740	12.4%	722	10.9%	792	11.4%
55 - 64	619	10.4%	763	11.6%	751	10.8%
65 - 74	452	7.6%	662	10.0%	733	10.6%
75 - 84	361	6.1%	439	6.6%	490	7.1%
85+	189	3.2%	221	3.3%	240	3.5%

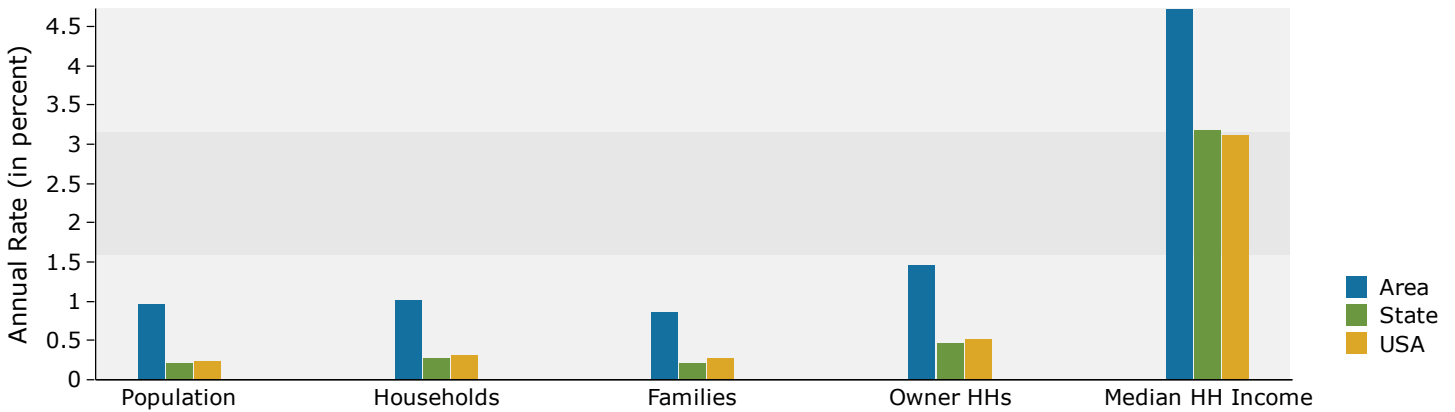
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,994	67.0%	3,949	61.3%	4,020	60.9%	4,142	59.8%
Black Alone	992	16.6%	1,084	16.8%	1,109	16.8%	1,179	17.0%
American Indian Alone	50	0.8%	80	1.2%	85	1.3%	93	1.3%
Asian Alone	44	0.7%	65	1.0%	66	1.0%	71	1.0%
Pacific Islander Alone	12	0.2%	13	0.2%	14	0.2%	14	0.2%
Some Other Race Alone	751	12.6%	703	10.9%	724	11.0%	763	11.0%
Two or More Races	118	2.0%	544	8.5%	584	8.8%	660	9.5%
Hispanic Origin (Any Race)	1,008	16.9%	1,155	17.9%	1,199	18.2%	1,269	18.3%

**Data Note:** Income is expressed in current dollars.

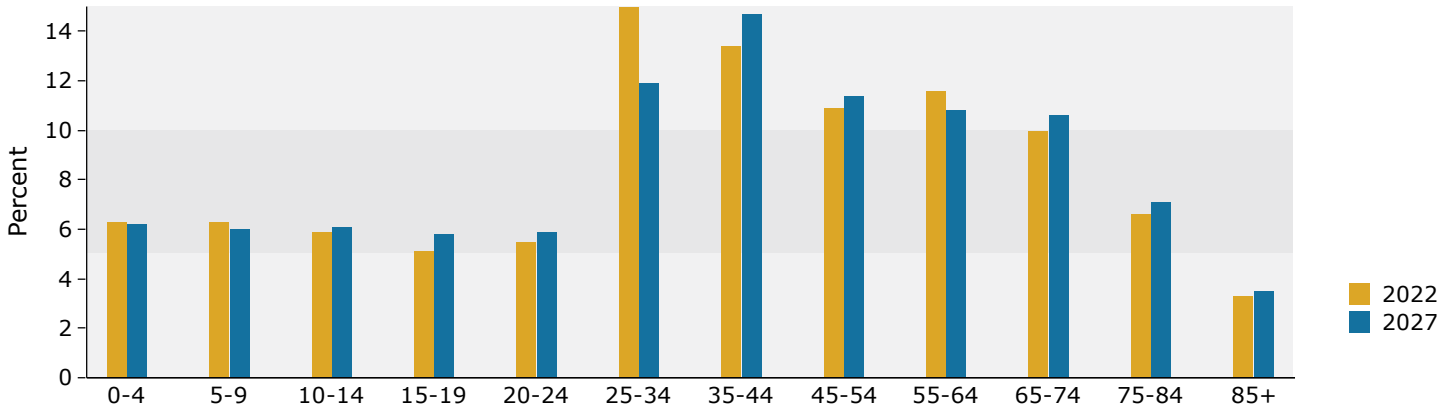
**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



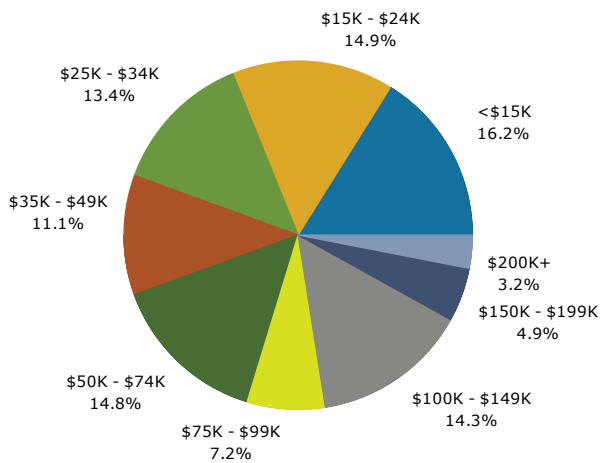
## Trends 2022-2027



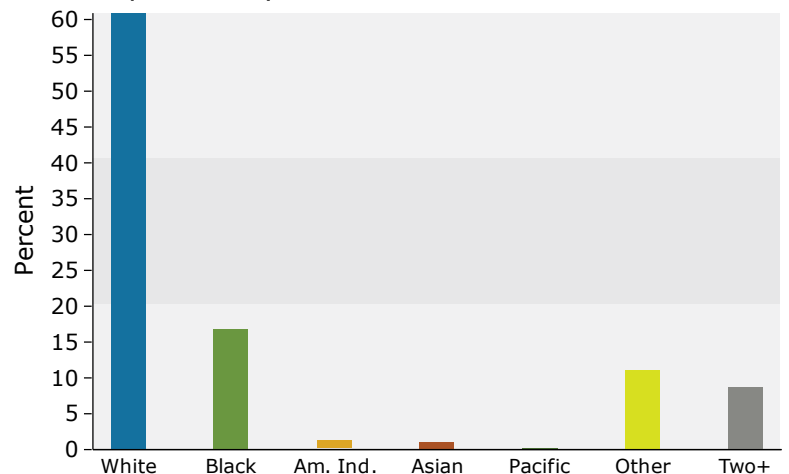
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 18.2%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Profile

110 E Green St, Athens, Alabama, 35611  
 Ring Band: 1 - 3 mile radius

Prepared by Esri  
 Latitude: 34.80112  
 Longitude: -86.96983

Summary	Census 2010	Census 2020	2022	2027
Population	13,047	14,974	15,657	16,682
Households	5,532	6,289	6,600	7,031
Families	3,570	-	4,115	4,383
Average Household Size	2.31	2.32	2.32	2.32
Owner Occupied Housing Units	3,413	-	4,408	4,790
Renter Occupied Housing Units	2,119	-	2,192	2,241
Median Age	40.1	-	42.3	43.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.28%	0.21%	0.25%
Households	1.27%	0.28%	0.31%
Families	1.27%	0.22%	0.28%
Owner HHs	1.68%	0.47%	0.53%
Median Household Income	3.61%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	805	12.2%	681	9.7%
\$15,000 - \$24,999	668	10.1%	607	8.6%
\$25,000 - \$34,999	777	11.8%	779	11.1%
\$35,000 - \$49,999	687	10.4%	452	6.4%
\$50,000 - \$74,999	1,139	17.3%	1,326	18.9%
\$75,000 - \$99,999	619	9.4%	802	11.4%
\$100,000 - \$149,999	1,105	16.7%	1,381	19.6%
\$150,000 - \$199,999	369	5.6%	506	7.2%
\$200,000+	431	6.5%	497	7.1%
Median Household Income	\$56,016		\$66,874	
Average Household Income	\$85,349		\$97,532	
Per Capita Income	\$36,057		\$41,150	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	835	6.4%	867	5.5%	905	5.4%
5 - 9	824	6.3%	911	5.8%	931	5.6%
10 - 14	825	6.3%	935	6.0%	996	6.0%
15 - 19	780	6.0%	864	5.5%	947	5.7%
20 - 24	793	6.1%	830	5.3%	869	5.2%
25 - 34	1,638	12.6%	1,968	12.6%	1,844	11.1%
35 - 44	1,671	12.8%	1,937	12.4%	2,171	13.0%
45 - 54	1,855	14.2%	1,916	12.2%	1,975	11.8%
55 - 64	1,579	12.1%	2,121	13.5%	2,144	12.9%
65 - 74	1,167	8.9%	1,758	11.2%	2,006	12.0%
75 - 84	774	5.9%	1,070	6.8%	1,333	8.0%
85+	305	2.3%	478	3.1%	563	3.4%

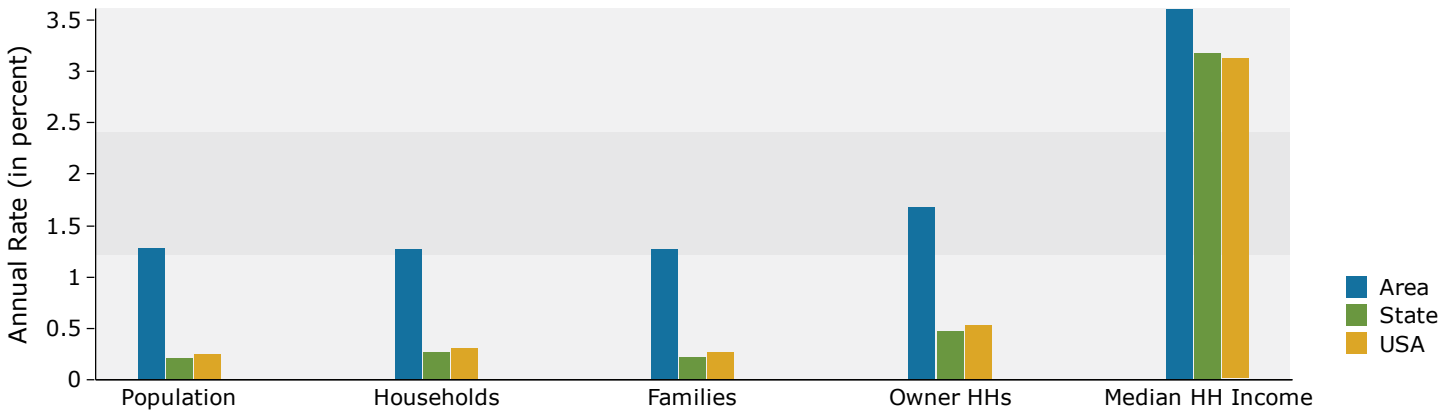
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,507	72.9%	10,319	68.9%	10,770	68.8%	11,392	68.3%
Black Alone	2,393	18.3%	2,710	18.1%	2,806	17.9%	2,962	17.8%
American Indian Alone	81	0.6%	109	0.7%	115	0.7%	124	0.7%
Asian Alone	132	1.0%	96	0.6%	100	0.6%	107	0.6%
Pacific Islander Alone	10	0.1%	20	0.1%	22	0.1%	24	0.1%
Some Other Race Alone	650	5.0%	788	5.3%	823	5.3%	886	5.3%
Two or More Races	275	2.1%	931	6.2%	1,021	6.5%	1,187	7.1%
Hispanic Origin (Any Race)	1,002	7.7%	1,286	8.6%	1,352	8.6%	1,457	8.7%

**Data Note:** Income is expressed in current dollars.

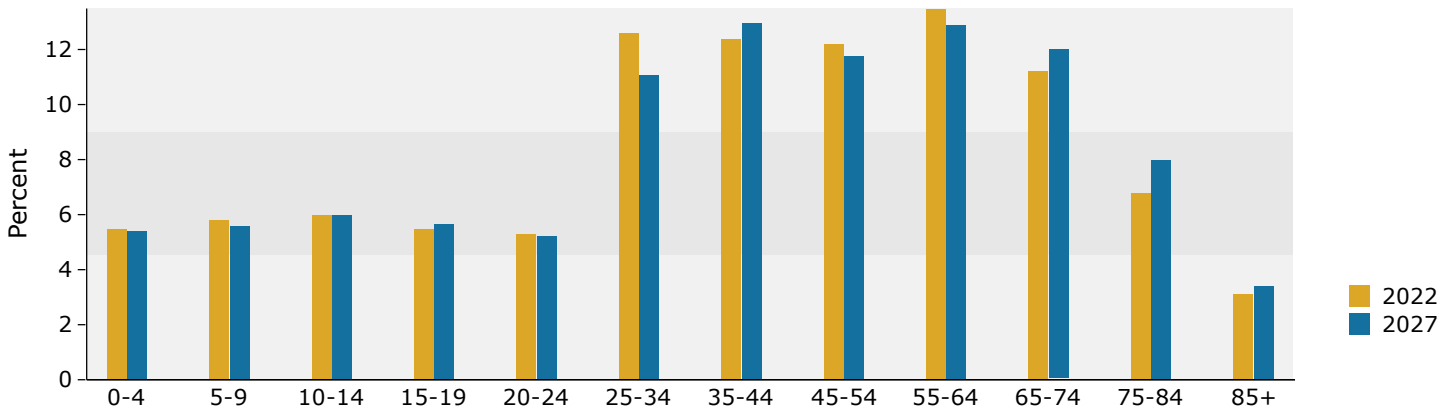
**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



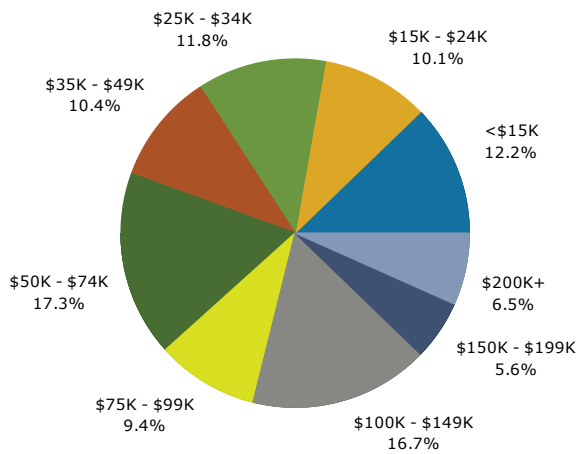
## Trends 2022-2027



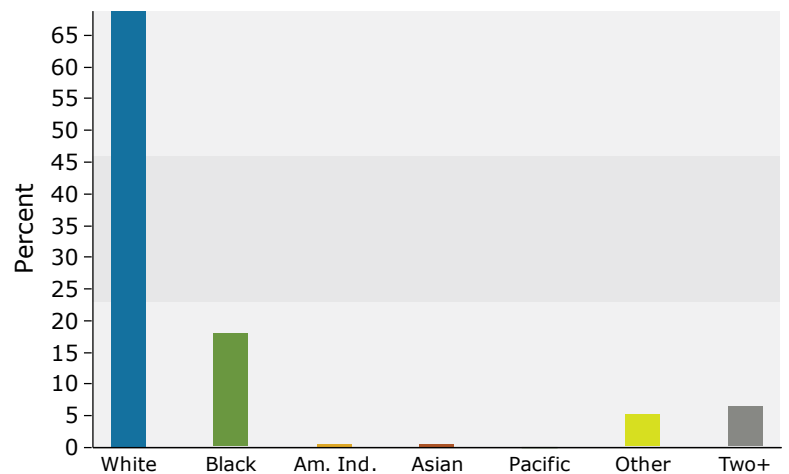
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 8.6%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Profile

110 E Green St, Athens, Alabama, 35611  
 Ring Band: 3 - 5 mile radius

Prepared by Esri  
 Latitude: 34.80112  
 Longitude: -86.96983

Summary	Census 2010	Census 2020	2022	2027
Population	10,249	11,773	12,565	13,660
Households	3,963	4,660	4,945	5,384
Families	3,023	-	3,679	3,994
Average Household Size	2.59	2.53	2.54	2.54
Owner Occupied Housing Units	3,241	-	4,013	4,417
Renter Occupied Housing Units	722	-	933	967
Median Age	38.8	-	41.4	43.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.69%	0.21%	0.25%
Households	1.72%	0.28%	0.31%
Families	1.66%	0.22%	0.28%
Owner HHs	1.94%	0.47%	0.53%
Median Household Income	3.74%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	373	7.5%	314	5.8%
\$15,000 - \$24,999	409	8.3%	358	6.6%
\$25,000 - \$34,999	642	13.0%	564	10.5%
\$35,000 - \$49,999	507	10.3%	398	7.4%
\$50,000 - \$74,999	886	17.9%	1,026	19.1%
\$75,000 - \$99,999	661	13.4%	840	15.6%
\$100,000 - \$149,999	639	12.9%	796	14.8%
\$150,000 - \$199,999	477	9.6%	653	12.1%
\$200,000+	352	7.1%	434	8.1%
Median Household Income	\$62,988		\$75,684	
Average Household Income	\$93,550		\$107,789	
Per Capita Income	\$36,451		\$42,070	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	654	6.4%	706	5.6%	741	5.4%
5 - 9	694	6.8%	789	6.3%	813	6.0%
10 - 14	765	7.5%	826	6.6%	914	6.7%
15 - 19	726	7.1%	711	5.7%	835	6.1%
20 - 24	534	5.2%	618	4.9%	588	4.3%
25 - 34	1,245	12.1%	1,552	12.4%	1,426	10.4%
35 - 44	1,440	14.0%	1,684	13.4%	1,860	13.6%
45 - 54	1,615	15.8%	1,667	13.3%	1,771	13.0%
55 - 64	1,297	12.7%	1,828	14.5%	1,953	14.3%
65 - 74	827	8.1%	1,402	11.2%	1,640	12.0%
75 - 84	368	3.6%	632	5.0%	913	6.7%
85+	85	0.8%	150	1.2%	208	1.5%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,405	82.0%	9,152	77.7%	9,712	77.3%	10,427	76.3%
Black Alone	1,049	10.2%	1,123	9.5%	1,222	9.7%	1,367	10.0%
American Indian Alone	64	0.6%	76	0.6%	83	0.7%	93	0.7%
Asian Alone	48	0.5%	92	0.8%	97	0.8%	107	0.8%
Pacific Islander Alone	2	0.0%	3	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	480	4.7%	624	5.3%	664	5.3%	734	5.4%
Two or More Races	200	2.0%	703	6.0%	784	6.2%	926	6.8%
Hispanic Origin (Any Race)	720	7.0%	997	8.5%	1,066	8.5%	1,177	8.6%

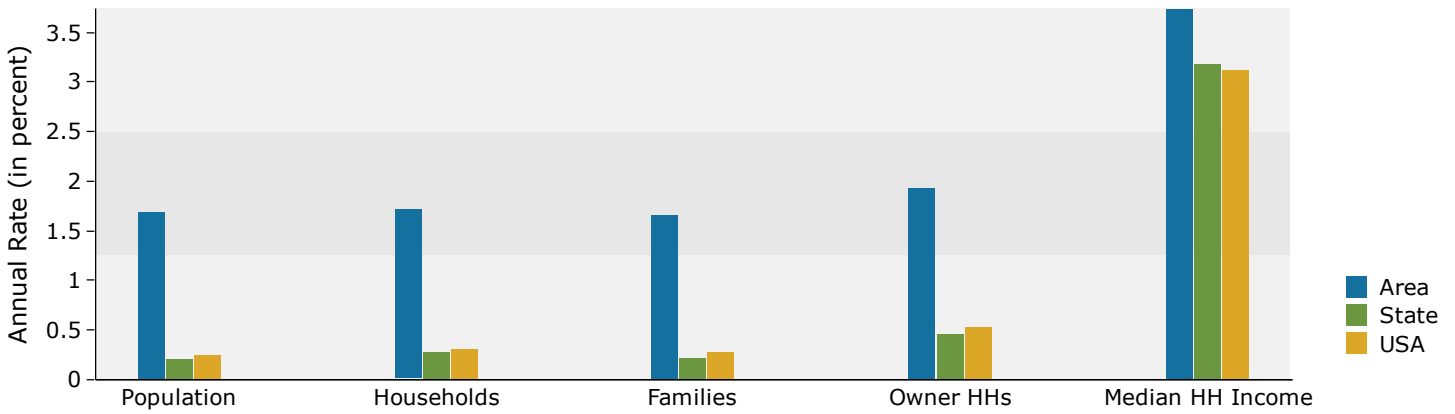
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

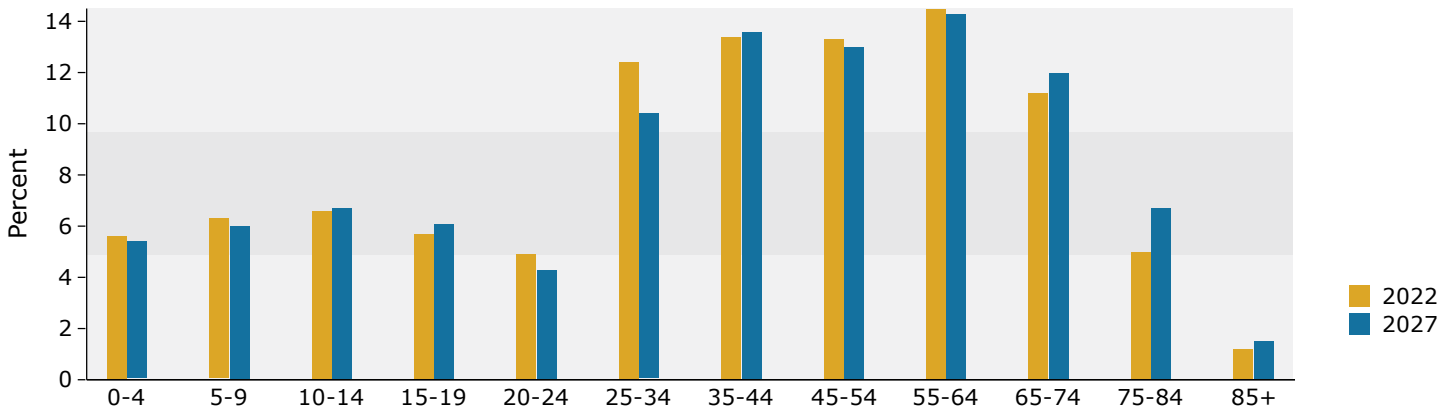
August 01, 2022



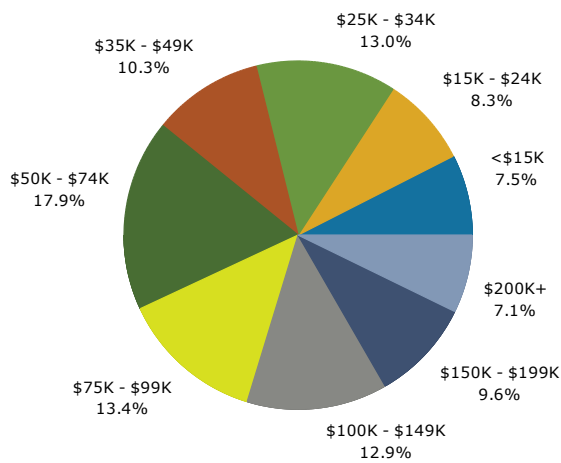
## Trends 2022-2027



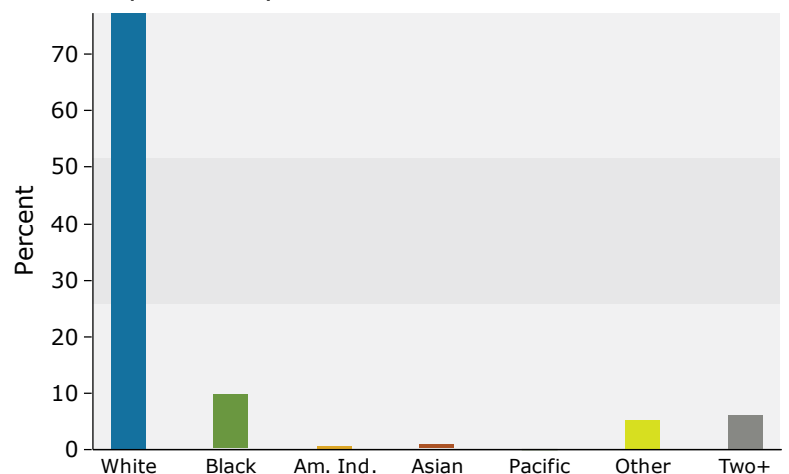
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 8.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# ADVISOR BIOS

110 W Green St, Athens, AL 35611



**JARED DISON**

Salesperson

jdison@gatewaycommercial.net

Cell: 256.431.0101

AL #000110309-0

**PROFESSIONAL BACKGROUND**

As a long-term resident of North Alabama, I've seen first-hand the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

**EDUCATION**

U.S. Army veteran



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