

Wal-Mart Anchored Hazel Green Shoppes
 Intersection of Charity Lane and Huntsville Hwy 431
 Hazel Green, AL



www.mingcregroup.com



New Development
 -Commercial Lots-
 -Ground Lease-
 -Build to Suit-

Shoppes Bldg II
 30,500 SF Now Leasing



Shoppes Bldg I
 30,500 SF
 100% Leased

NEW DEVELOPMENT
WAL-MART ANCHORED HAZEL GREEN SHOPPES
INTERSECTION OF CHARITY LANE AND HWY 431

2017	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	12,926	32,894	65,137
Households	4,784	12,354	24,572
Median hh income	\$57,714	\$58,797	\$59,388
Median age pop.	37	37.4	37.6

This project is located at the intersection of Charity Lane and Huntsville Highway 431 in Hazel Green, Alabama, just north of Hazel Green High School, the 28th largest high school in Alabama with over 1,400 students. The project offers prime commercial lots located at the only remaining "hard corner" adjacent to a new Walmart Supercenter. Lots will be delivered pad ready and configured to meet the users' needs. Hazel Green Shoppes Building I is finishing construction with 100% occupancy at 30,500 sf featuring Dollar Tree, Hibbett Sports, Pet Depot, and Las Trojas Mexican Cantina. Pre-Leasing for Building II is now underway. Building 2 is planned to be identical to Building I containing 30,500 sf.

Hwy 431 is a heavily traveled thoroughfare between Huntsville, AL (15 miles to the south) and Fayetteville, TN (15 miles to the north). Average daily traffic counts are in excess of 20,000 vehicles. This is a highly underserved area for retail, medical, restaurants, banking, and other consumer services. Due to the site's proximity to TN, it also serves and draws from the Ardmore and Fayetteville, TN communities. This site serves a delineated trade area of about 15 miles including 76,221 people with a median HH income of \$53,000 and only a 15 to 20 minute drive time.

For more information, please contact:

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Bldg 2

- Up to 30,500 SF
- From 1,260 SF up

Now Pre-Leasing

Bldg 1

- 1 - Verizon - 1,600 SF
- 2 - Hibbett Sports - 4,800 SF
- 3 - Dollar Tree - 9,500 SF
- 4 - Pet Depot - 5,250 SF
- 5 - Las Trojas Cantina - 8,090 SF
- 6 - Country Cleaners - 1,260 SF

4.53 a/c

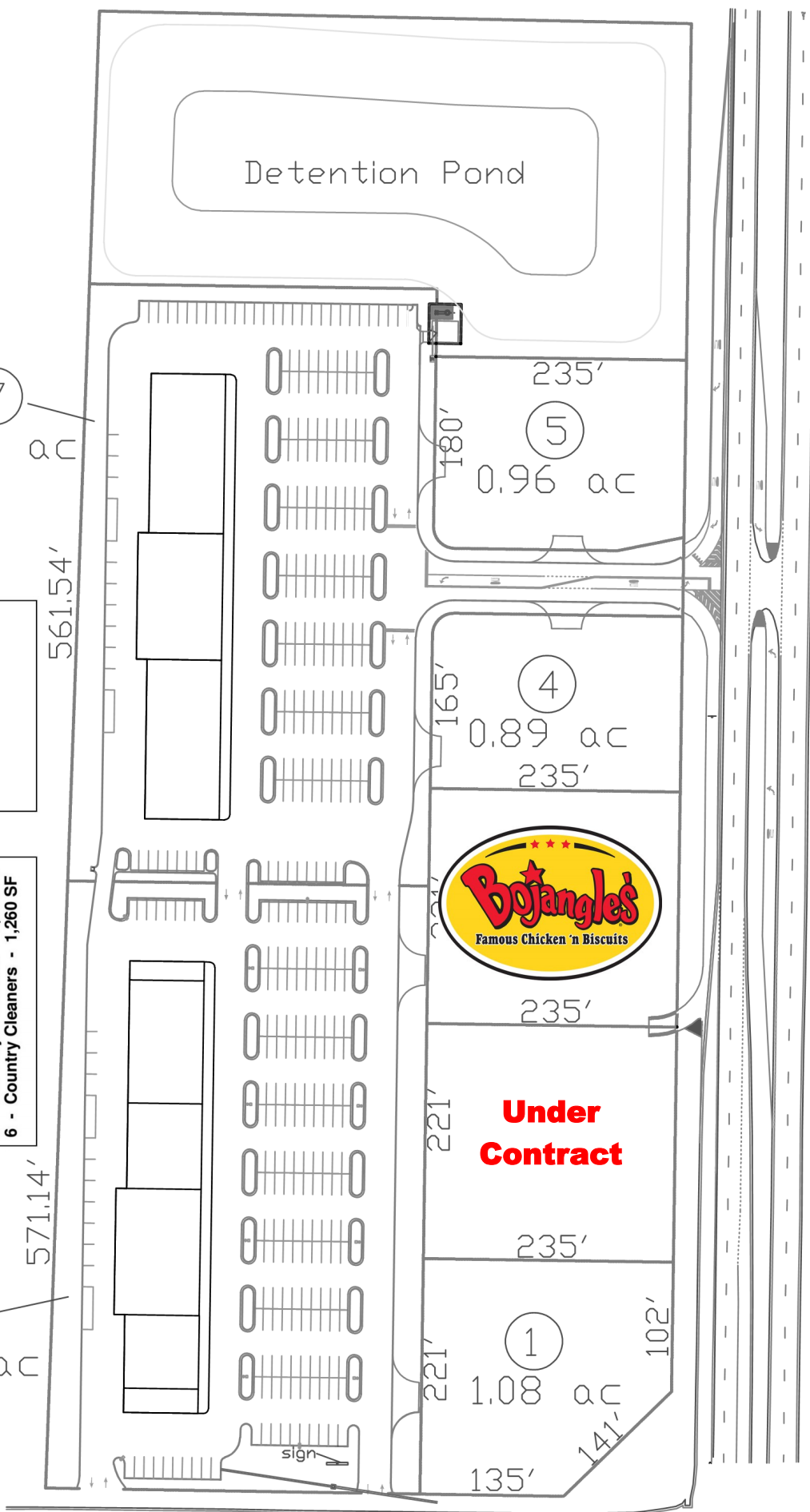
⑥

571.14'

4.63 a/c

⑦

561.54'



Under Contract

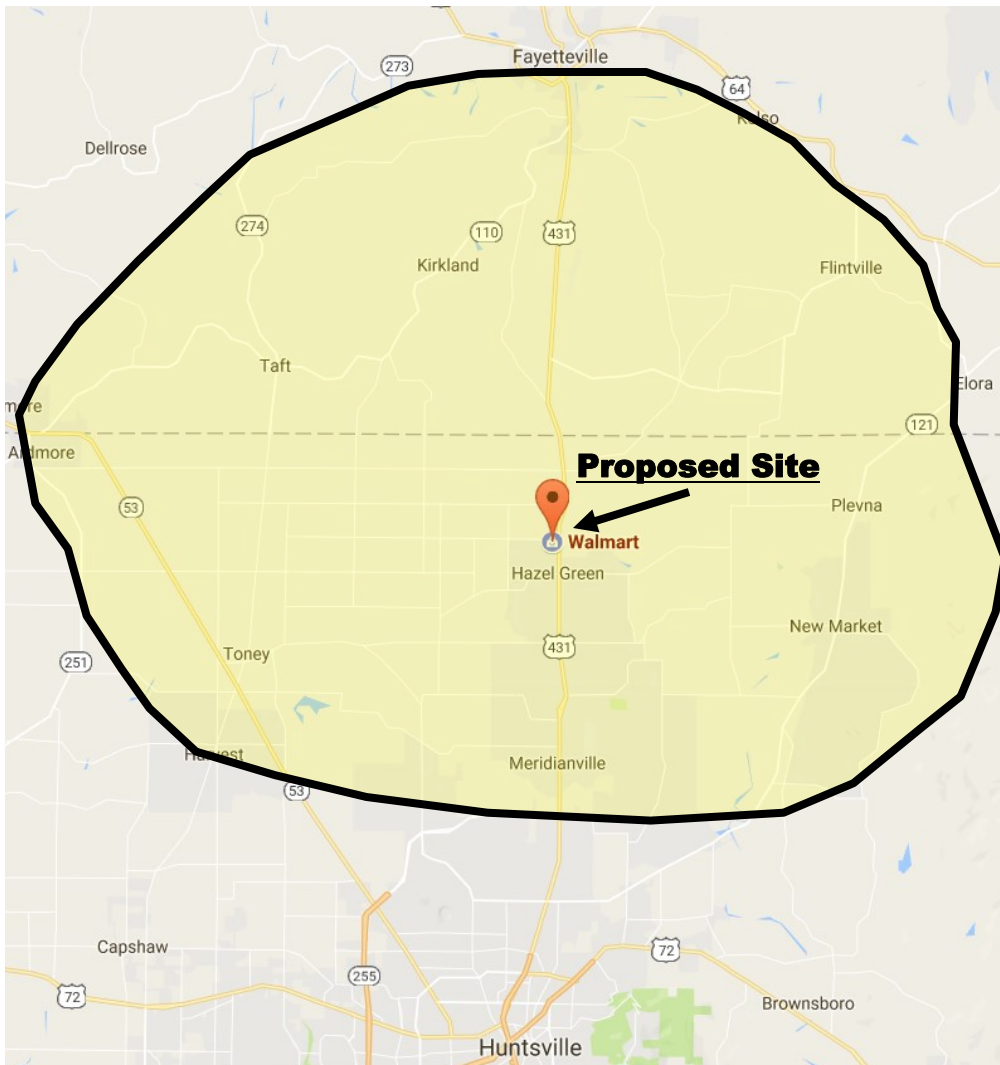
CHARITY LANE

U.S. HWY NOS. 231/431

Market Demographics



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Households	4,784	12,354	24,572
Median hh income	\$57,714	\$58,797	\$59,388
Median age pop.	37	37.4	37.6



2017	Retail Trade Area
Population	76,221
Households	29,236
Median hh income	\$53,132
Median age pop.	38.5

Hazel Green Shoppes Building I

