

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

2018	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	14,919	32,894	65,137
Households	5,613	12,354	24,572
Average hh income	\$74,395	\$76,616	\$79,552
Median age pop.	37	37.4	37.6

For more information, please contact:

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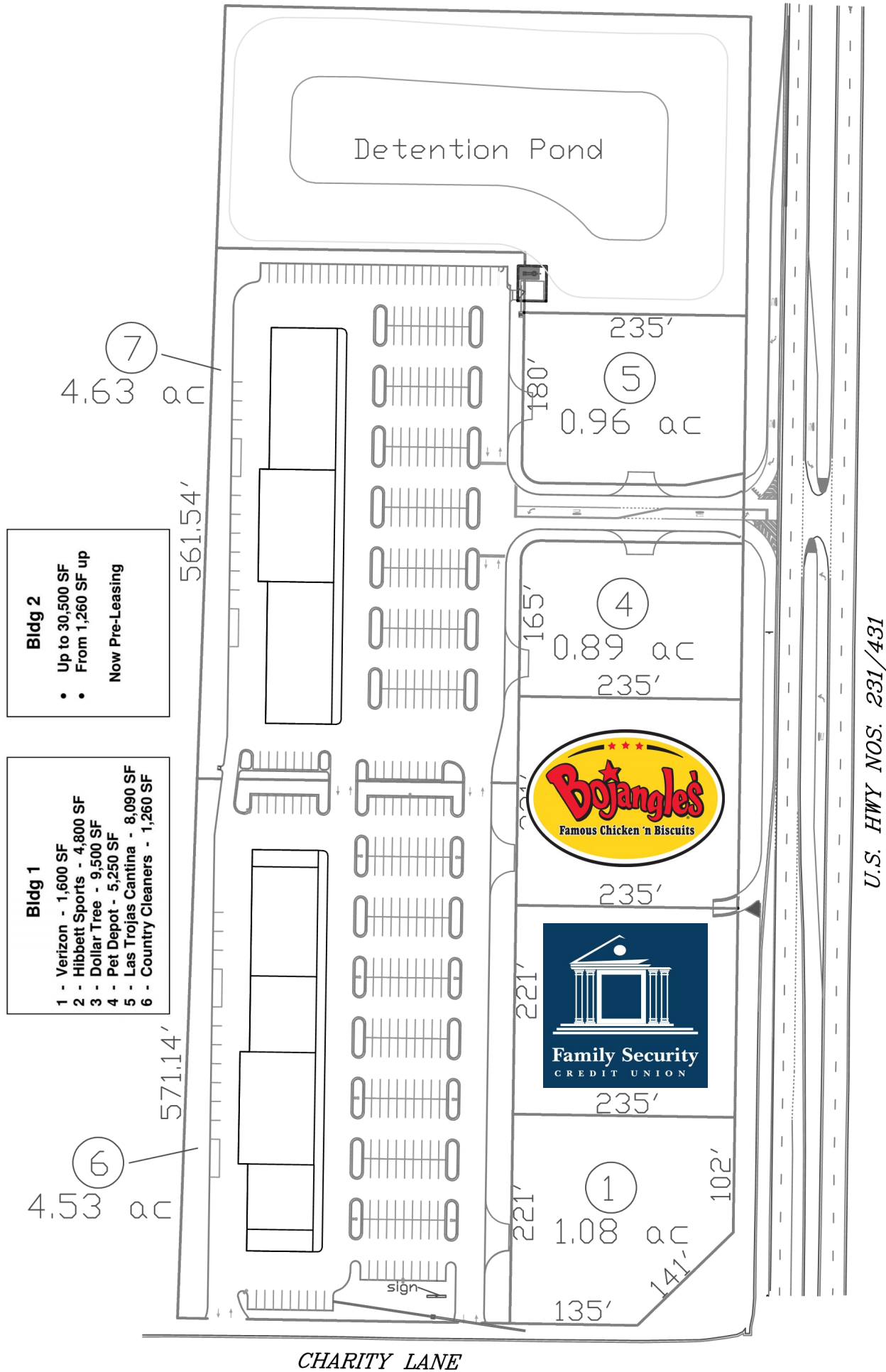
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This project is located at the intersection of Charity Lane and Huntsville Highway 431 in Hazel Green, Alabama, just north of Hazel Green High School, the 28th largest high school in Alabama with over 1,400 students. The project offers prime commercial 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.



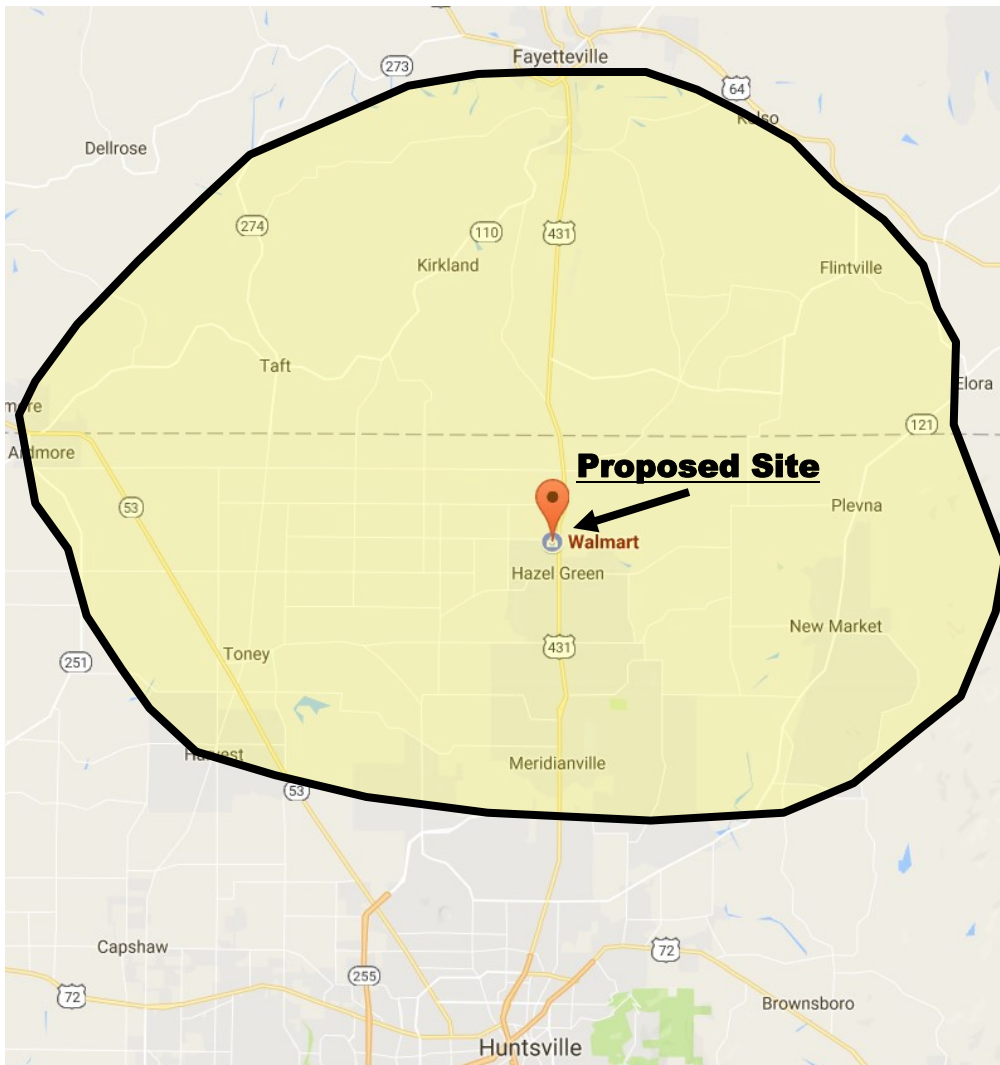
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Market Demographics



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Households	5,613	12,354	24,572
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2018	Retail Trade Area
Population	76,221
Households	29,236
Median hh income	\$53,132
Median age pop.	38.5

*2017 EASI Data

Hazel Green Shoppes Building I

