

Wal-Mart Anchored Hazel Green Shoppes

Intersection of Charity Lane and Huntsville Hwy 431
Hazel Green, AL



www.mingcregroup.com



20,760 vehicles daily



New Development

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

Shoppes Bldg I

30,500 SF For Lease
100% Pre-Leased



Shoppes Bldg II

30,500 SF For Lease

NEW DEVELOPMENT

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

For more information, please contact:

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2015	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	6,713	17,794	29,345
Households	2,444	6,621	10,903
Median hh income	\$66,395	\$62,364	\$64,143
Median age pop.	49.2	49.9	49.4
Ave. persons per hh	2.74	2.68	2.69

Population Trend	3 Mile Radius	5 Mile Radius	7 Mile Radius
1990 Population	4,817	10,544	16,588
2010 Population	6,392	16,982	28,119
2015 Population	6,713	17,794	29,345

This commercial property 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 Bldgs I and II contain 30,500 SF each with various size spaces starting at a minimum of 1,260 SF. Construction is scheduled to start 1st Qtr 2016 with a 3rd Qtr 2016 turnover.

Hwy 431 is a heavily traveled thoroughfare between Huntsville, AL (15 miles to the south) and Fayetteville, TN (15 miles to the north). This property is centrally located with over 30,000 people in a 7 mile radius. Average daily traffic counts are in excess of 20,000 vehicles. This is a highly underserved area for retail, 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 55,000 people with a median HH income of \$50,000 and only a 15 to 20 minute drive time.



**MING
ENTERPRISES**

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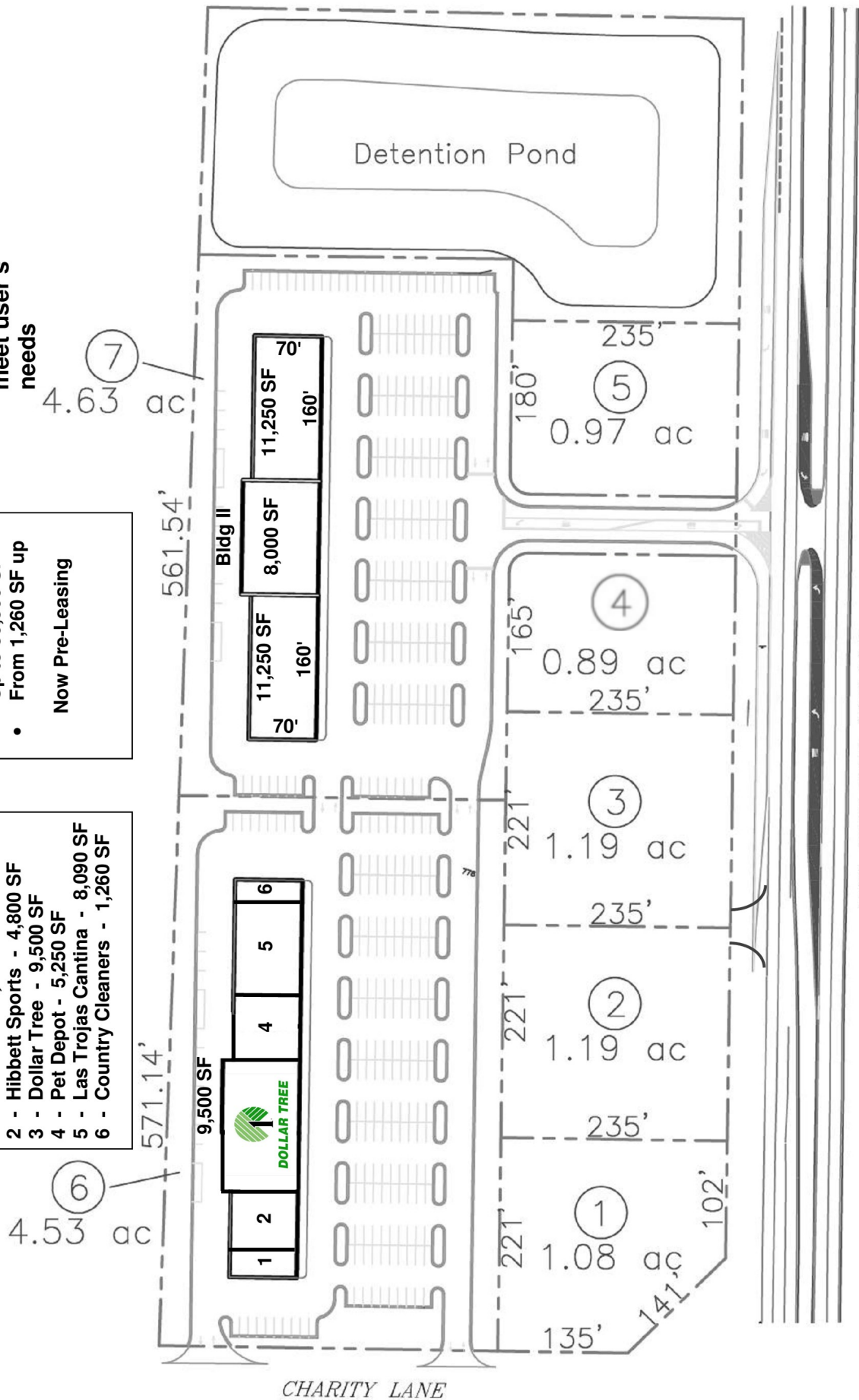
Note: Outparcels configured to meet user's needs

Bldg 2

- Up to 30,500 SF
 - From 1,260 SF up
- Now Pre-Leasing

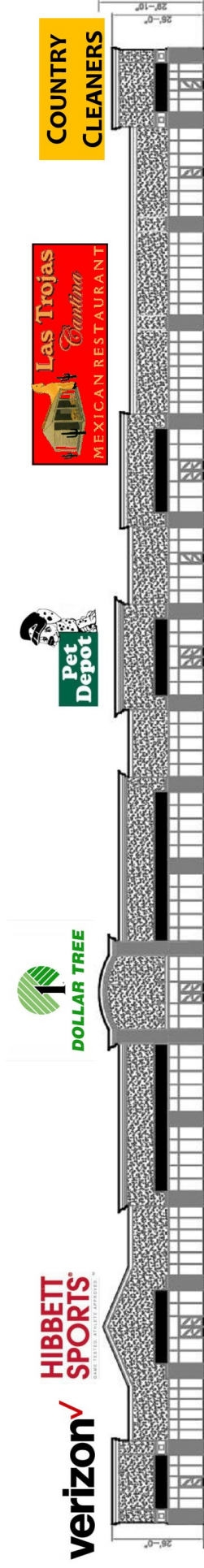
Bldg 1

- 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



U.S. HWY NOS. 231/431

CHARITY LANE



Construction Commenced 3/31/16