

**NOW
LEASING**

**Wal-Mart anchored
Hazel Green Shoppes
Hazel Green, AL**

**MING
ENTERPRISES**

BILL MING

COMMERCIAL

REAL ESTATE

Location: Hazel Green, Alabama
Intersection of Charity Lane and
Huntsville Hwy 431
(hard NW corner adjacent to new
WalMart Supercenter)

Type: Call for Lot Pricing & Rental Rates

NEW DEVELOPMENT

COMMERCIAL LOTS

FOR SALE / GROUND LEASE / BUILD TO SUIT

SHOPPES BLDG I - 30,500 SF RETAIL SPACE FOR LEASE

SHOPPES BLDG II - 30,500 SF RETAIL FOR LEASE

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.

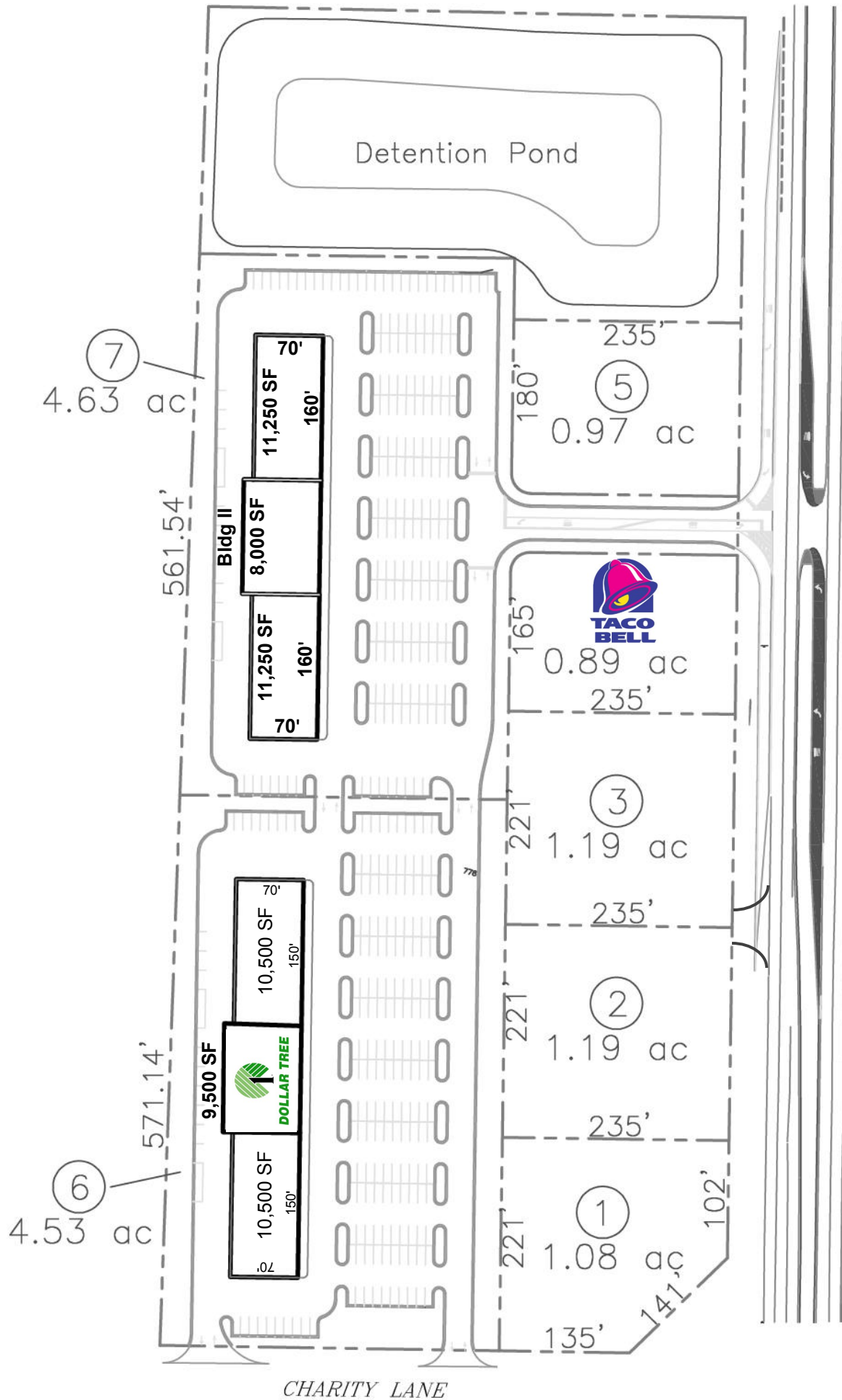
Hwy 431 is a heavily traveled thoroughfare between Huntsville, AL (15 miles to the south) and Fayetteville, TN (15 miles to the north). This property is centrally located with over 30,000 people in a 7 mile radius. Average daily traffic counts are in excess of 20,000 vehicles. This is a highly under-served 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.

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

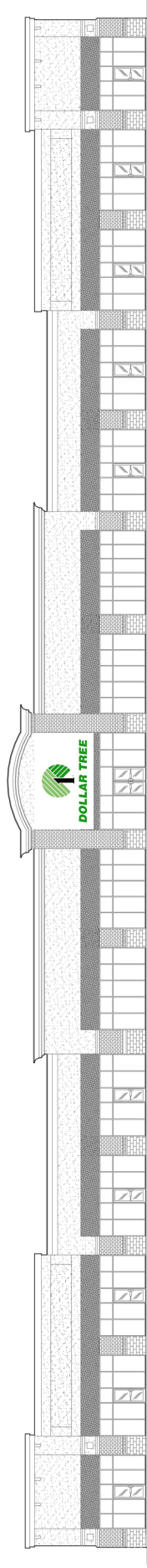
Population Trend	3 Mile Radius	5 Mile Radius	7 Mile Radius
1990 Population	4,817	10,544	16,588
2010 Population	6,392	16,982	28,119
2015 Population	6,713	17,794	29,345







U.S. HWY NOS. 231/431



Front Elevation



Construction to Commence by 2/28/16