

Hazel Green Shoppes Outparcel for Sale

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



www.mingcregroup.com



Hazel Green Shoppes New Development



Walmart shadowed Hazel Green Shoppes

Excellent visibility from Charity Lane and Hwy 431

NEW DEVELOPMENT

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

| 2019 | 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:

William Ming

wming@mingenterprises.com

256-232-3001 · Office
www.mingcregroup.com

Outparcel for Sale:

- Outparcel with Hwy 431 frontage
- Offered as ready to build lots at 98% compaction with all utilities and access in place
- Located next to Walmart
- 21,880 vehicles pass this site daily
- Excellent access from Hwy 431



Ming Commercial Real Estate Group
116 North Marion St., Athens, AL 35611
Phone 256-232-3001 Fax 256-232-6744

Bldg 2

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

Now Pre-Leasing

Bldg 1

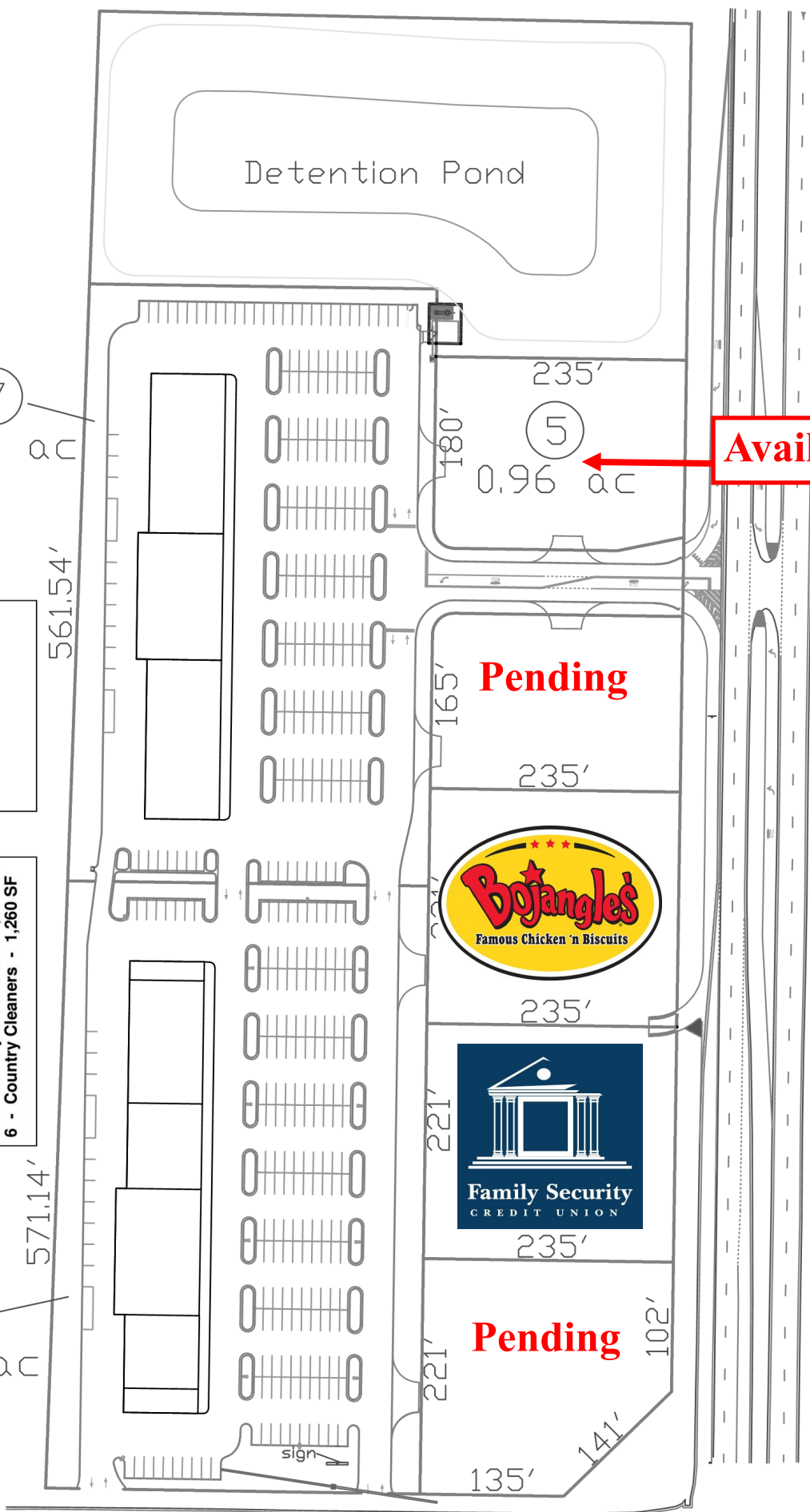
- 1 - Verizon - 1,600 SF
- 2 - Hibbett Sports - 4,800 SF
- 3 - Dollar Tree - 9,500 SF
- 4 - Pet Depot - 5,250 SF
- 5 - Las Trojas Cantina - 8,090 SF
- 6 - Country Cleaners - 1,260 SF

4.53 ac

⑥

4.63 ac

⑦



Available

Pending



Pending

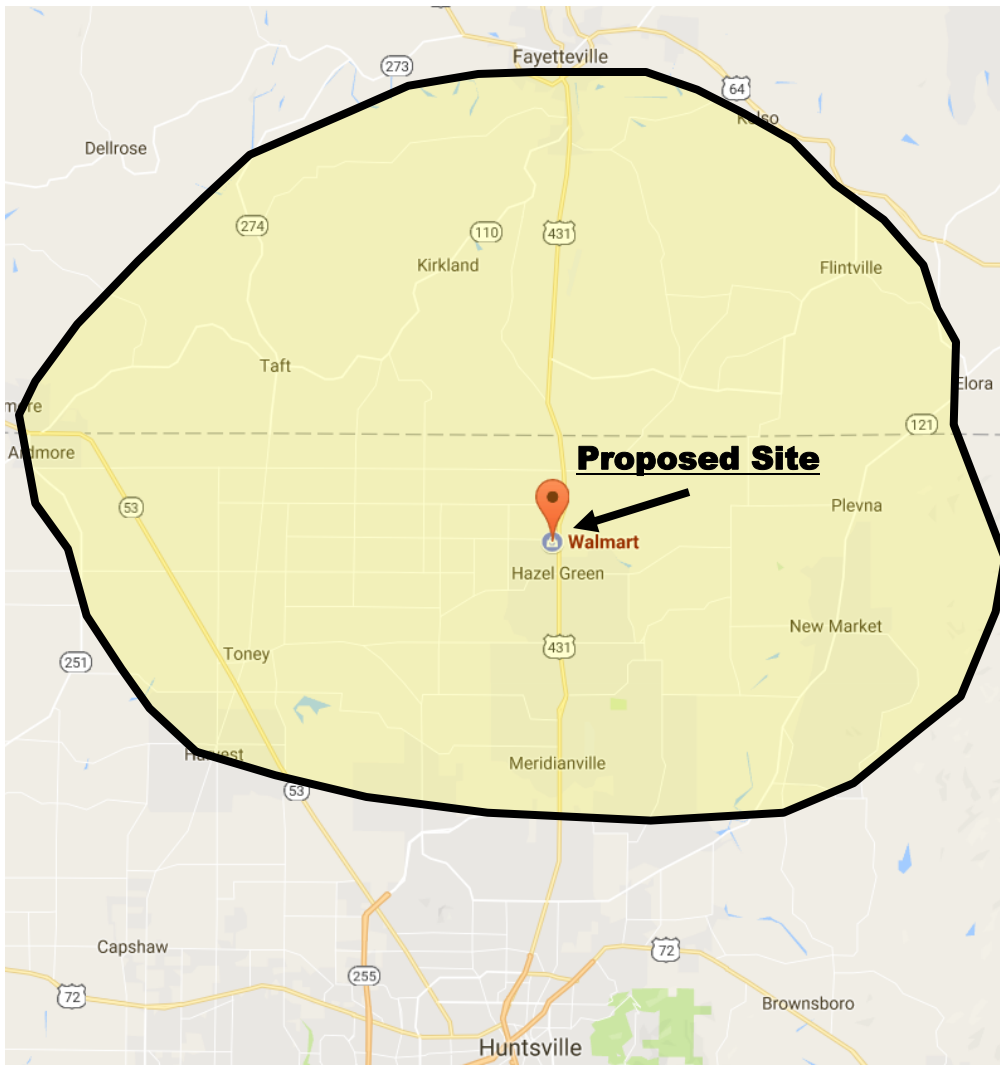
U.S. HWY NOS. 231/431

CHARITY LANE

Market Demographics

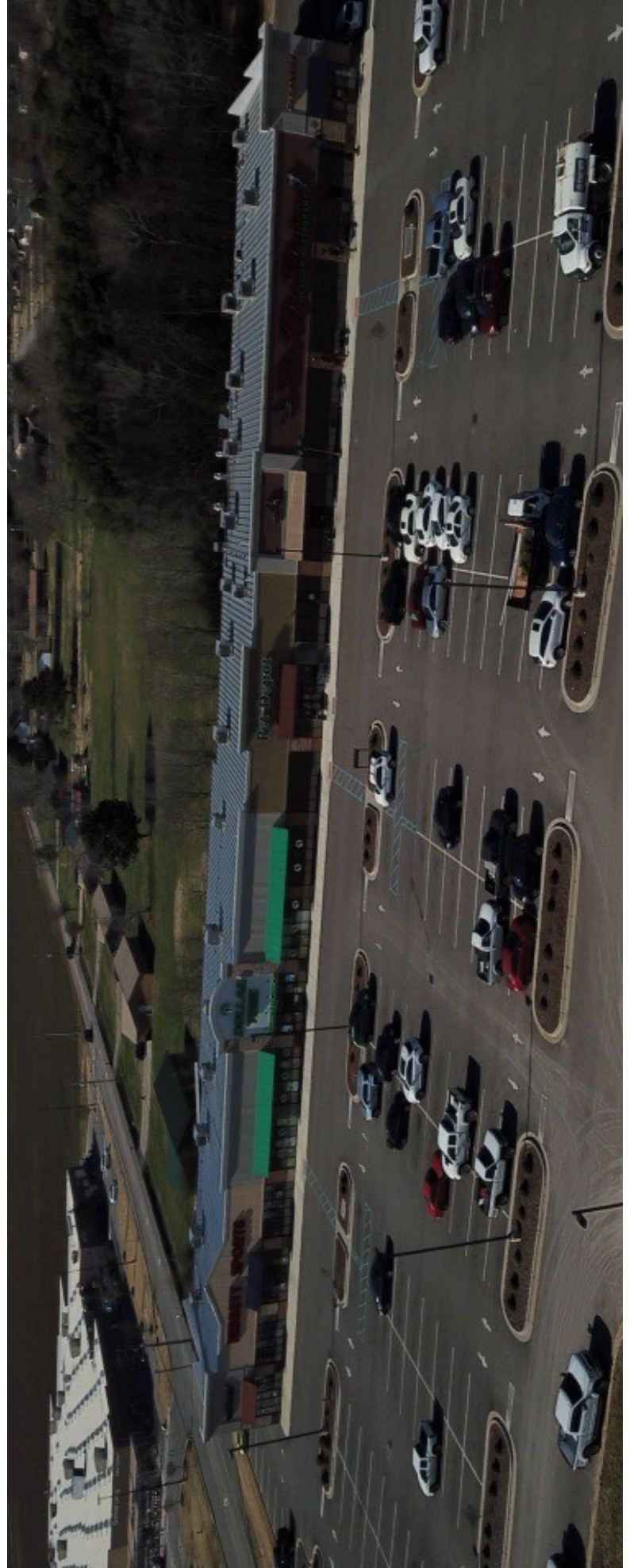
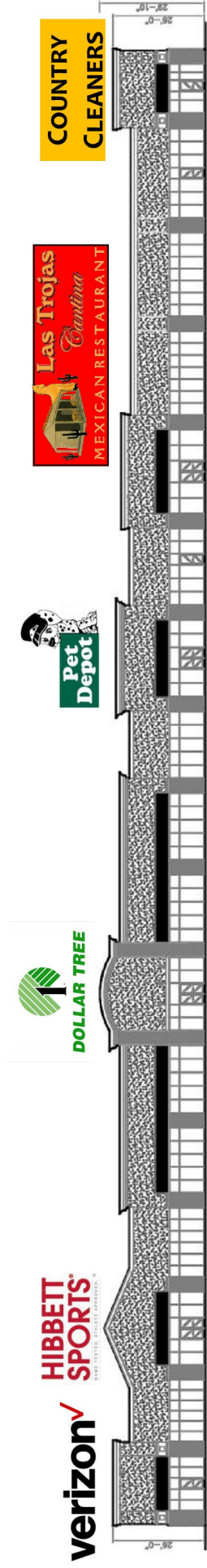


| 2018 | 5 Mile Radius | 7 Mile Radius | 10 Mile Radius |
|-------------------|---------------|---------------|----------------|
| Population | 14,919 | 32,894 | 65,137 |
| Households | 5,613 | 12,354 | 24,572 |
| Average hh income | \$74,395 | \$76,616 | \$79,552 |
| Median age pop. | 37 | 37.4 | 37.6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



| 2018 | Retail Trade Area |
|------------------|-------------------|
| Population | 76,221 |
| Households | 29,236 |
| Median hh income | \$53,132 |
| Median age pop. | 38.5 |

Hazel Green Shoppes Building I



Hazel Green Shoppes Development



Bojangles

Pending

Available
.96 acres