



## Overview

- New ground-up development to be anchored by Kroger Marketplace. Kroger will have apparel, home goods, toy department, natural foods department, and a lot of prepared foods
- Located on the SE corner of US Hwy 72, a well-established retail corridor running east and west with great access to and from the interstate, only a 15-minute drive time to downtown Huntsville
- Avg household income within 5 miles is over \$115,000 with more than 30% of the population having at least a Bachelor's Degree
- Housing growth continues westward within Huntsville MSA allowing the project to service that area once housing is built out, approx. 11,264 total units

## Demos

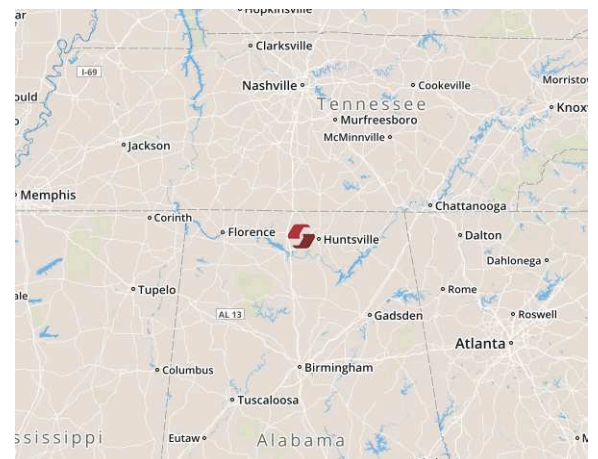
	3 Miles	5 Miles	7 Miles
Population	37,487	87,710	131,451
Households	13,437	32,987	50,465
Avg Household Income	\$113,777	\$106,952	\$102,379

## Leasing Contact

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## Traffic Counts (AADT)

Hwy 72 32,790  
 County Line Rd 17,630





OP001	Regions Bank	1 ac	10200	Available	3,600	11000	Available	2,800
OP002	Tire Discounters	1.15 ac	10600	Available	1,200	20000	Available	10,000
			10800	Available	2,400	30000	Kroger Marketplace	123,600