



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

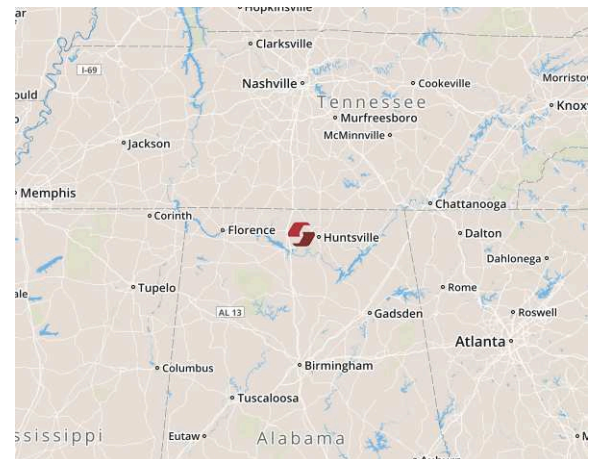
Population	37,272	86,677	130,287
Households	13,359	32,596	50,015
Avg Household Income	\$112,890	\$106,076	\$101,910

Leasing Contact

Frank Militello
727-384-6000 ext. 3047
frank.militello@sembler.com

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