

THE MARKET SHOPPES

2407 6th Avenue, Decatur, AL 35601

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located on the Tennessee River in Morgan County, Decatur boasts a rich heritage and a dynamic future. Here you'll find economic prosperity, cultural diversity, and community spirit combined to make Decatur a Grand City on a Charming Scale. Current population for Decatur is approximately 55,000.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	39,704	60,150	69,045
HOUSEHOLDS	15,687	23,808	27,195
AVERAGE HH INCOME	\$60,544	\$64,000	\$66,835

PROPERTY HIGHLIGHTS

- Available: 1,200 SF up to 4,550 SF
- Located at the primary intersection in Decatur with visibility to over 28,000 cars per day
- Anchored by Kohl's this 81,000 SF Power Center has an outparcel available for a build to suit
- Tenant mix includes Kohls, Kay Jewelers, Ulta, Sports Clips, Jimmy Johns and others
- Market Shoppes is very well located on Decatur's main North/South throughfare, US 31
- Call for more information on small shop space available

EXCLUSIVE AGENT(S)

KATHY DENNIS, CCIM • kathy.dennis@tscg.com • 205.776.6708

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Anchor A	Kohl's Department Store	55,495 SF	6	Kay Jewelers	3,600 SF
Anchor B	Ulta Cosmetics	10,000 SF	7	Available	4,550 SF
3	Available	1,150 SF	8	Sport Clips	1,400 SF
4	Nail Boutique	1,200 SF	9	Jimmy Johns	2,450 SF
5	Available	1,200 SF			

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