



retail SPECIALISTS




FOR LEASE

PUBLIX ANCHORED CENTER

2934 POINT MALLARD PKWY SE, DECATUR, AL 35603



- Brand new Publix anchored development conveniently located just off I-65 with frontage on Hwy 67, the main thoroughfare from Huntsville into South Decatur
- Decatur has grown to be the busiest river port on the Tennessee River with employers including General Electric and United Launch Alliance
- **SMALL SHOP SPACE** 1,200 SF - 6,000 SF AVAILABLE
- **OUTPARCELS** 1.21 AC - 1.77 AC

		
POPULATION	AVG HH INCOME	TRAFFIC
32,688	\$ 68,627	27,130 VPD (HWY 67)

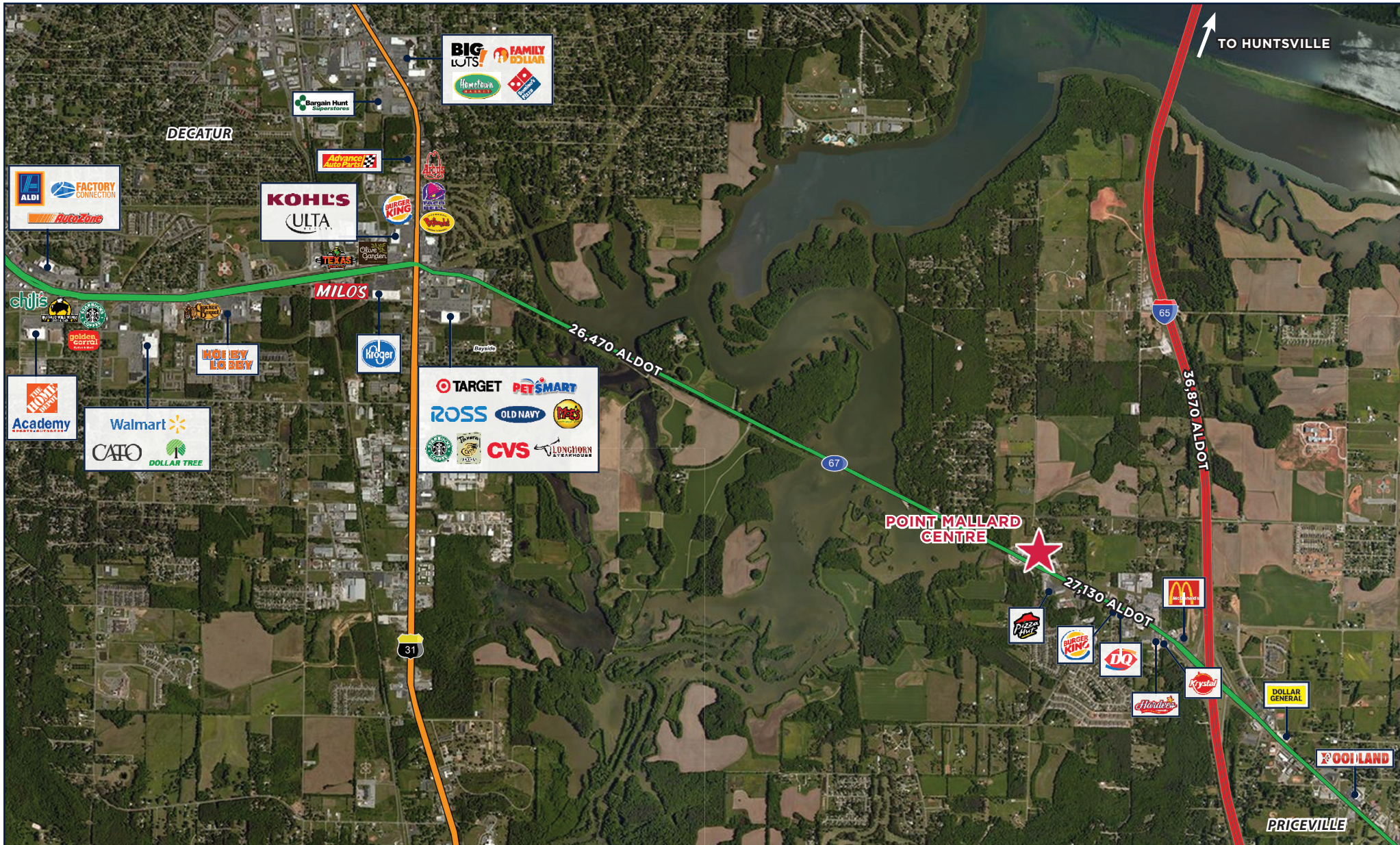
*5 MILE RADIUS | SiteWise Pro

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DECATUR/PRICEVILLE AERIAL



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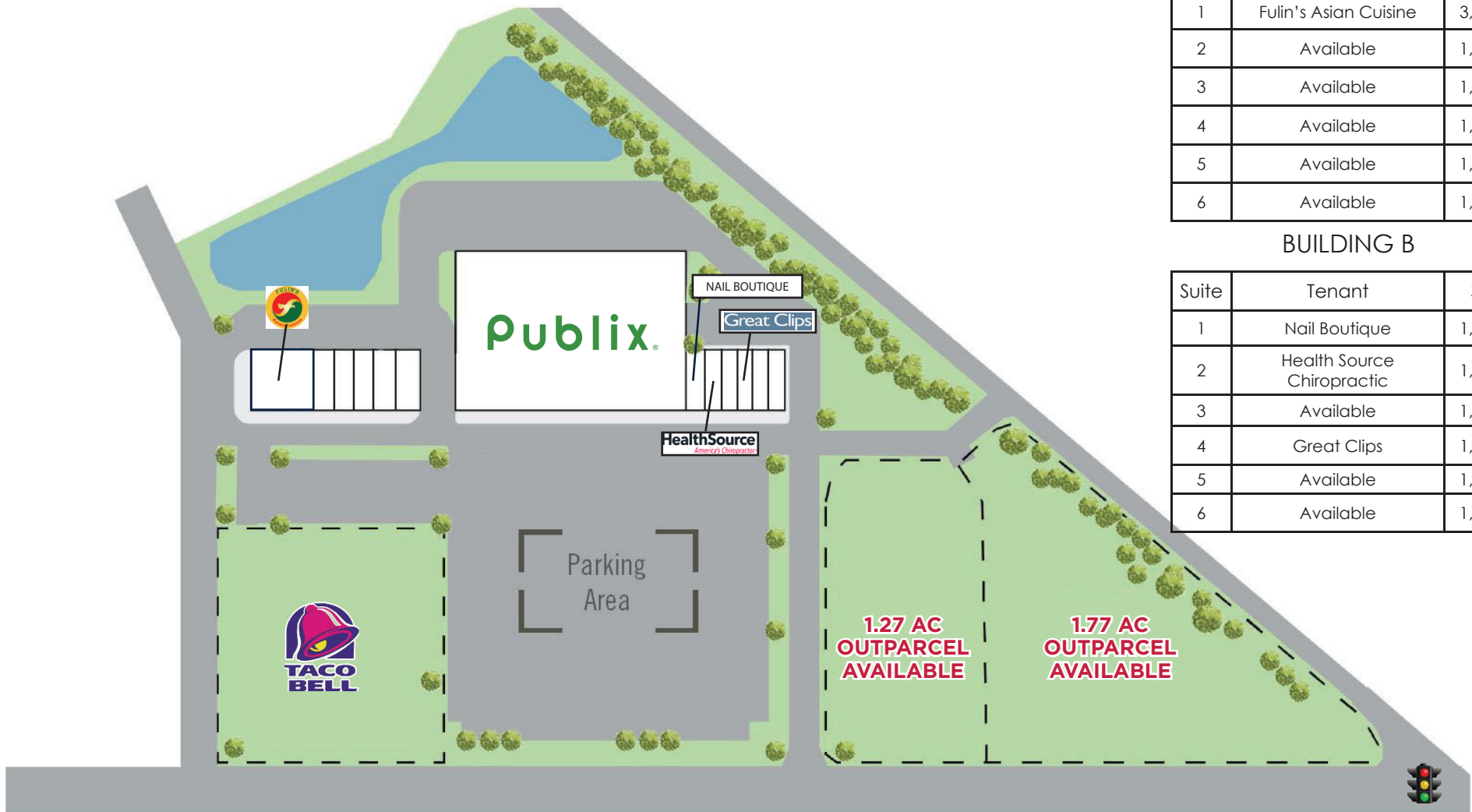
SITE PLAN

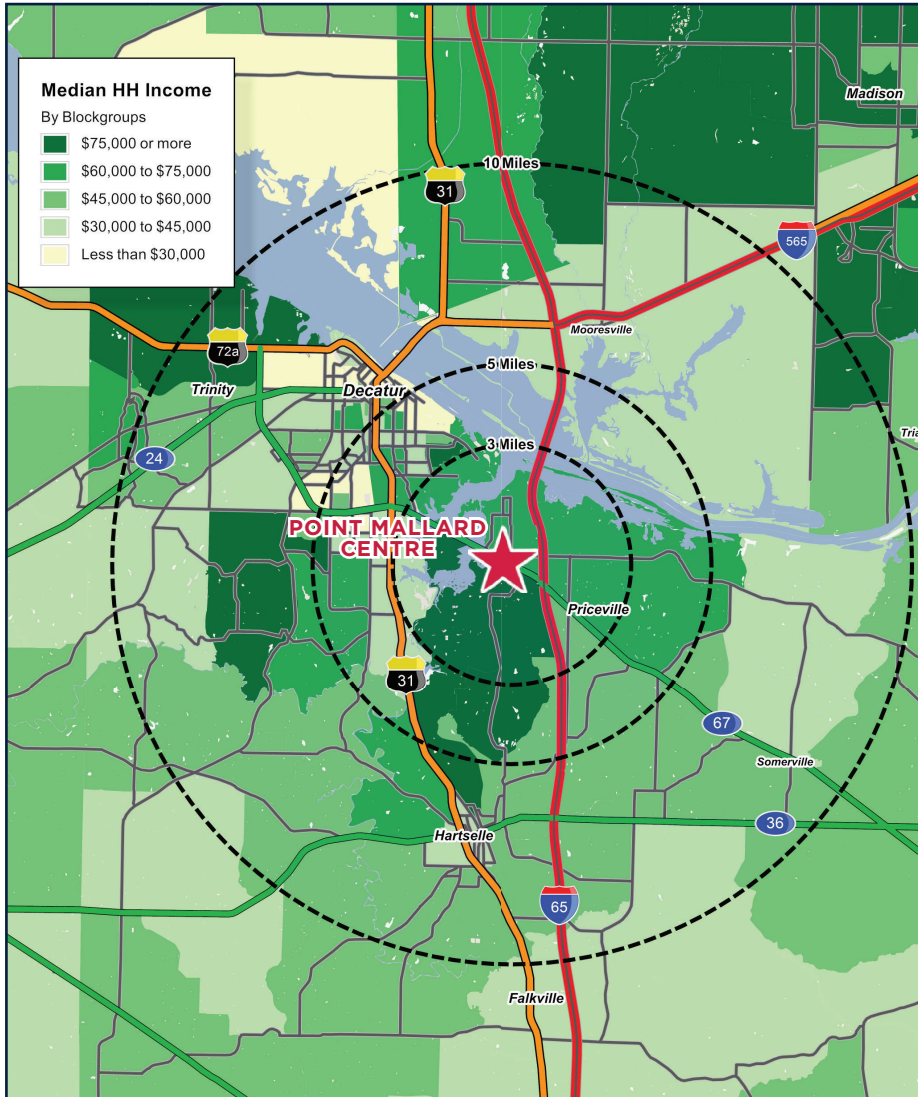
BUILDING A

Suite	Tenant	SF
1	Fulin's Asian Cuisine	3,600
2	Available	1,200
3	Available	1,200
4	Available	1,200
5	Available	1,200
6	Available	1,200

BUILDING B

Suite	Tenant	SF
1	Nail Boutique	1,200
2	Health Source Chiropractic	1,200
3	Available	1,200
4	Great Clips	1,200
5	Available	1,200
6	Available	1,200





2934 Point Mallard Pkwy SE

Decatur, AL

3 Miles 5 Miles 10 Miles

	3 Miles	5 Miles	10 Miles	
POPULATION	2016 Estimated Population	7,238	32,688	94,696
	2021 Projected Population	7,101	32,249	93,798
	2010 Census Population	6,895	32,430	94,634
	2000 Census Population	5,644	30,335	86,814
	Historical Annual Growth 2000 to 2016	1.8%	0.5%	0.6%
HOUSEHOLDS	2016 Median Age	43.5	39.1	39.1
	2016 Estimated Households	2,903	13,530	38,827
	2021 Projected Households	2,963	13,879	39,952
	2010 Census Households	2,675	12,991	37,539
	2000 Census Households	2,210	12,253	34,447
INCOME	Projected Annual Growth 2016 to 2021	0.4%	0.5%	0.6%
	Historical Annual Growth 2000 to 2016	2.0%	0.7%	0.8%
	2016 Estimated Average Household Income	\$93,439	\$68,627	\$65,298
EDUCATION (AGE 25+)	2016 Estimated Median Household Income	\$74,549	\$53,923	\$50,169
	2016 Estimated Per Capita Income	\$37,537	\$28,487	\$26,993
	2016 Estimated Elementary (Grade Level 0 to 8)	3.9%	7.9%	6.1%
BUSINESS	2016 Estimated Some High School (Grade Level 9 to 11)	7.2%	9.8%	10.2%
	2016 Estimated High School Graduate	27.6%	29.3%	30.7%
	2016 Estimated Some College	17.3%	21.2%	23.0%
	2016 Estimated Associates Degree Only	8.9%	7.0%	7.4%
	2016 Estimated Bachelors Degree Only	23.7%	16.3%	15.2%
	2016 Estimated Graduate Degree	11.3%	8.6%	7.4%
BUSINESS	2016 Estimated Total Businesses	278	1,767	4,429
	2016 Estimated Total Employees	3,233	19,502	48,812
	2016 Estimated Employee Population per Business	11.7	11.0	11.0
	2016 Estimated Residential Population per Business	26.1	18.5	21.4