

LEASE

US-231 SHOPPING CENTER

1206 US-231, OZARK, ALABAMA 36360



○ AVAILABLE SUITES

- (1) 1,200 SF INLINE
- (2) 2,400 SF INLINE
- (3) 1,200 SF ENDCAP

○ LEASE RATE CALL FOR PRICING

○ AVAILABLE IMMEDIATELY

○ TRAFFIC 17,960 VPD (US-231)
 11,090 VPD (ANDREWS AVE)

○ DEMOGRAPHICS

<i>Distance</i>	<i>Population</i>	<i>Median Income</i>
1 MILE	3,184	\$35,059
3 MILES	11,324	\$36,812
5 MILES	16,310	\$39,617

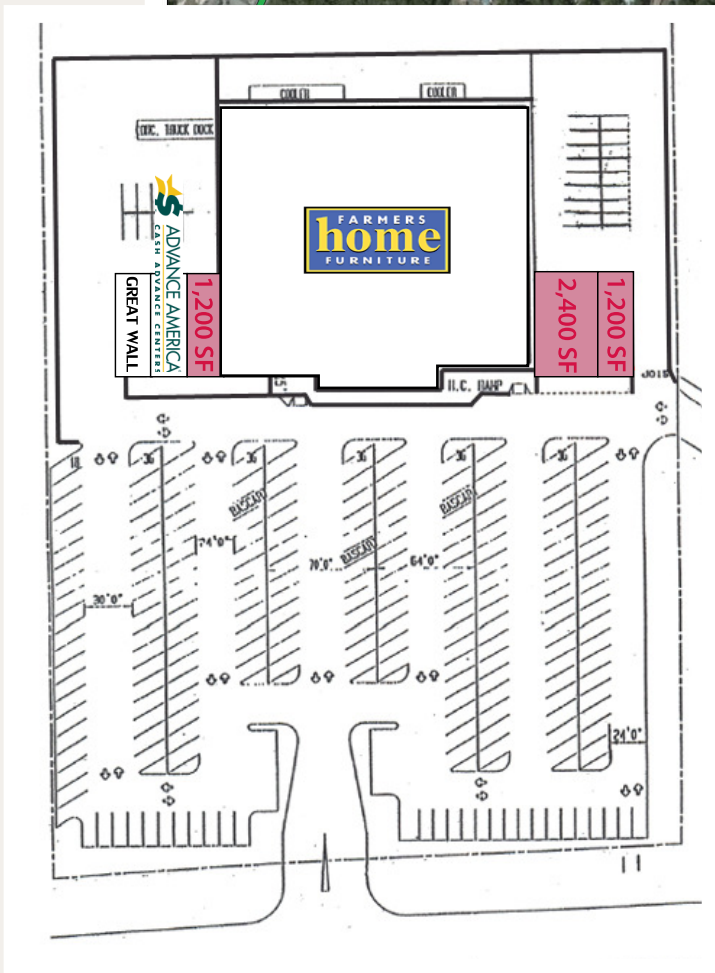
SCOTT PLUMMER
 BILL CLEMENTS, CCIM

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 P. 205.314.0383

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retail
 SPECIALISTS



- Outstanding location on US-231 in the center of Ozark's main retail corridor
- Visible to over 17,900 vehicles per day with easy access and ample parking
- Three suites available:
 - (1) 1,200 SF inline
 - (2) 2,400 SF inline
 - (3) 1,200 SF endcap



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POST OFFICE BOX 531247
BIRMINGHAM, AL 35253