



Overview

- New ground-up development to be anchored by Kroger Marketplace, north Alabama's first 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 drivetime to downtown Huntsville
- Housing growth continues westward within Huntsville MSA allowing the project to service that area once housing is built out, approx. 11,264 total units
- Avg household income within 5 miles is over \$115,000 with more than 30% of the population having at least a Bachelor's Degree

Demos

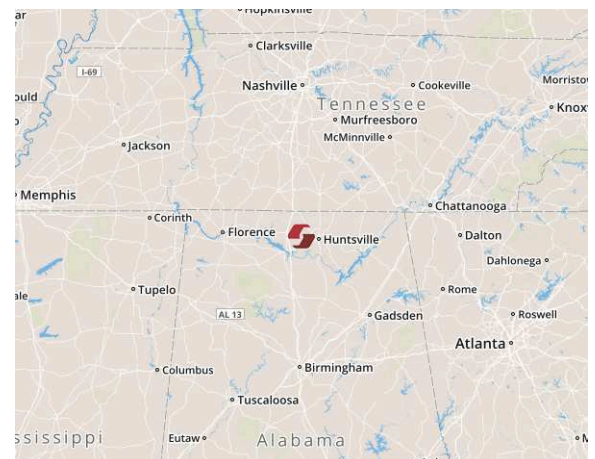
	3 Miles	5 Miles	7 Miles
Population	35,966	83,778	124,997
Households	12,873	31,517	48,017
Avg Household Income	\$111,082	\$102,428	\$98,466

Leasing Contact

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Traffic Counts (AADT)

Hwy 72 32,790
County Line Rd 17,630





OP001	Regions Bank	1 ac	10200	Bedzzz Express	3,600	11000	Available	2,800
OP002	Tire Discounters	1.15 ac	10600	Cuts by Us	1,200	20000	Available	10,000
			10800	Lee Nails & Spa	2,400	30000	Kroger Marketplace	123,60