

THE CROSSINGS OF DECATUR

1235 POINT MALLARD PKWY SE, DECATUR, ALABAMA 35601



PROPERTY HIGHLIGHTS

“Best-in-class” regional power center anchored by Target, Ross Dress for Less, PetSmart, Old Navy, Five Below and Kirkland’s

Located at the highly trafficked intersection of Point Mallard Pkwy (33,220 VPD AADT) and US-31 (29,000 VPD AADT)

Just west of Huntsville, Alabama, the Crossings of Decatur is a destination retail center for Morgan, Lawrence, Cullman and Limestone counties



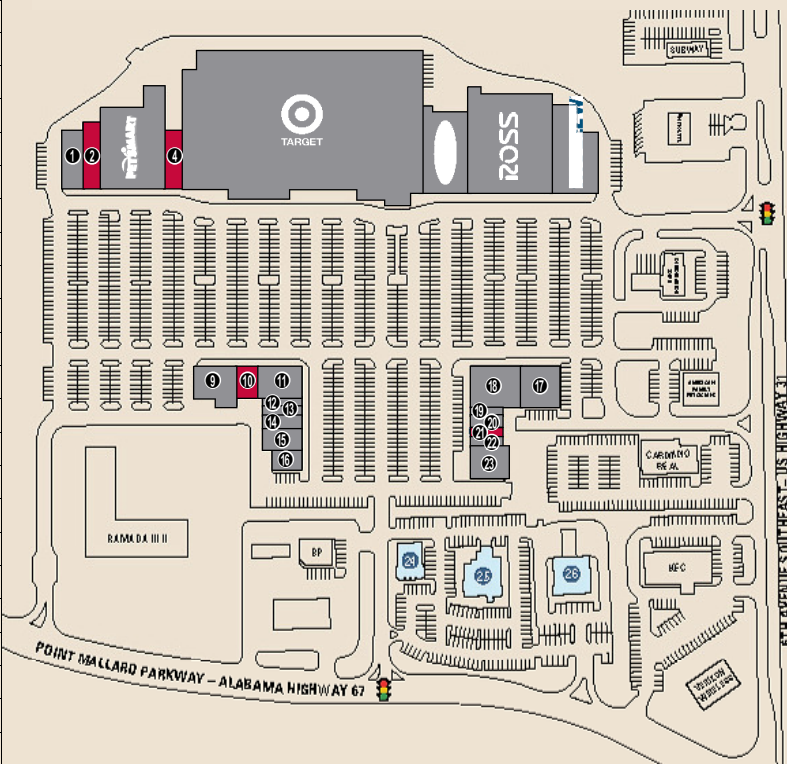
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SITE

TARGET ROSS PETSMART
 OLD NAVY FIVE BELOW LONGHORN STEAKHOUSE
 LifeWay CHRISTIAN STORES at&t FIVE GUYS KIRKLAND'S results physiotherapy

	TENANT	SF
1	Results Physiotherapy	4,000
2	AVAILABLE	5,000
3	PetSmart	20,078
4	AVAILABLE	3,200
5	Old Navy	15,000
6	Ross Dress for Less	29,919
7/8	Five Below	9,000
9	Ninja Steakhouse	5,600
10	AVAILABLE	2,400
11	Lifeway	5,400
12	Republic Finance	1,600
13	Complete Dental	1,600
14	Wings to Go	1,600
15	Five Guys Burger	3,200
16	Moe's Southwest	2,400
17	Kirkland's	7,600
18	Fulin's	6,400
19	Headstart	1,200
20	Nails First	1,200
21	AVAILABLE	1,200
22	Zen Beri	1,200
23	Panera Bread	4,200
24	AT&T	3,500
25	Longhorn Steakhouse	5,623
26	Regions Bank	4,952



DEMOGRAPHICS

Distance	Population	Med Income
1 MILE	2,377	\$37,825
3 MILES	37,101	\$47,799
5 MILES	60,397	\$49,592

