

Walmart Supercenter Shadow Center for Lease

15379 Highway 24 | Moulton, AL 35650





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FOR FURTHER INFORMATION

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15379 Highway 24
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Property Information

Property and Location Highlights

HIGHLIGHTS

This Walmart Supercenter shadowed strip center is very well maintained, attracting tenants including Dollar Tree, AT&T, Domino's, and Cato Fashions.

MOULTON, AL

Moulton is the county seat of Lawrence County, and is included in the Decatur Metropolitan Area, as well as the Huntsville-Decatur Combined Statistical Area. It has been the largest community in the county since the 1920 U.S. Census.

DEMOGRAPHICS

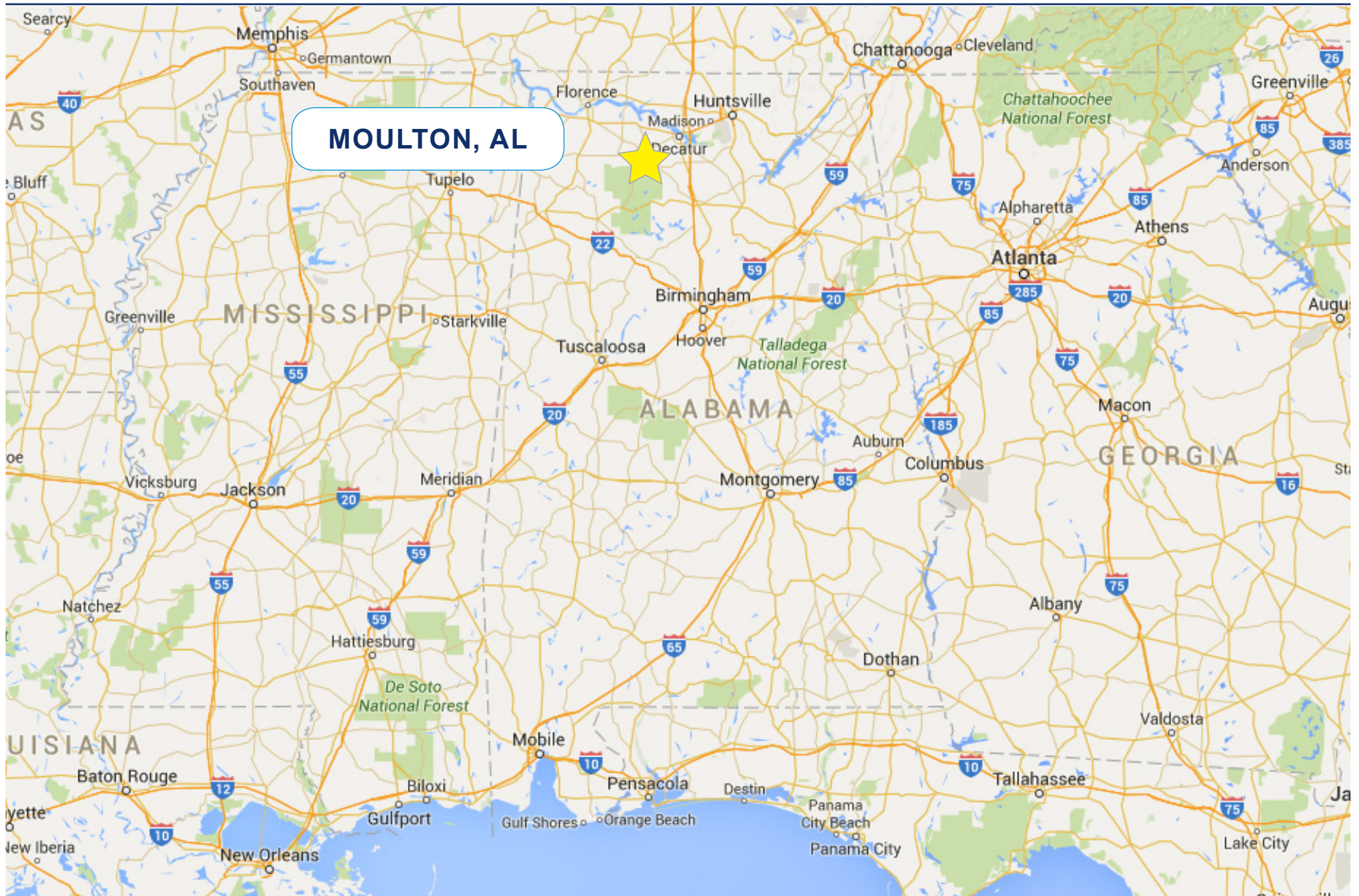
| | 1 Mile | 3 Mile | 5 Mile |
|-------------|----------|----------|----------|
| Population | 1,586 | 4,710 | 8,111 |
| Average HHI | \$49,712 | \$53,614 | \$56,410 |

- > WALMART SHADOW ANCHORED STRIP CENTER TOTALING 32,204 SF
- > ONLY 1 SUITE REMAINING
- > AVAILABLE SUITE CAN ACCOMMODATE A TENANT AROUND 2,000 SF





Locator Map





High Aerial





Low Aerial





Site Aerial





Site Plan



 AVAILABLE



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs

YOUR TWIN RIVERS CAPITAL CONTACT

Lauren Collins, CCIM

Lauren is responsible for all aspects of the development process from site selection through project disposition. She also oversees the deals of the Development Managers and Associate Development Managers, contributing to the direction and strategy of the company.

She obtained her BSBA Degree in Finance from the University of Florida. Lauren was an associate at CC&T Real Estate Services before joining Twin Rivers Capital in 2008.

Lauren holds a SC Real Estate license and is a member of the International Council of Shopping Centers, CREW and a CCIM.



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Client Roster

FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON

WALMART
DOLLAR TREE
DICK'S
AT&T

HOBBY LOBBY
STARBUCKS
DUNKIN'
EDWARD JONES