

Southgate Shopping Center *Muscle Shoals, Alabama*

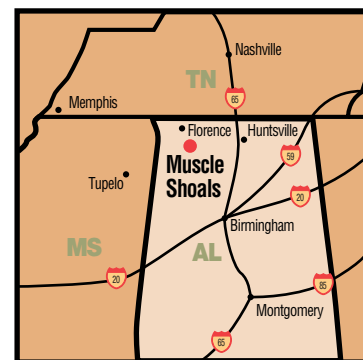
The Market

Total Trade
 Area Population **287,548**
 Average Household
 Income **\$54,215**

Traffic Count

VPD
 North of
 US 43, US 72 and
 Avalon Avenue **33,150**
 North of
 US 43, US 72 and
 Avalon Avenue **34,536**
 Avalon Avenue
 at Center **21,770**

For Leasing Information
 Contact Allen Schmidt
 334-277-1000 ext. 425
 allen.schmidt@aronov.com



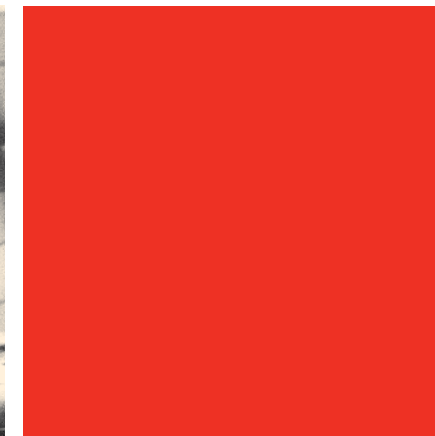
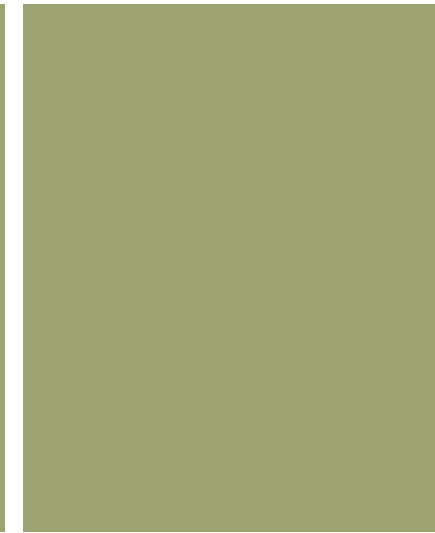
All information for this property is subject to change without notice and no representation or warranty is made to the accuracy thereof.

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Southgate Shopping Center

Muscle Shoals, Alabama



call 334.277.1000 or visit www.aronov.com

The Center

Southgate Shopping Center Muscle Shoals, Alabama

Project Highlights

- Convenient to several large residential and apartment communities.
- Anchored by Wal-Mart SuperCenter.
- Located on Avalon Road, a five lane road, and Woodward Avenue (US Hwy 43/72) where traffic counts exceed 34,530 vehicles per day.
- Located near hospital and medical facilities.
- Southgate Shopping Center is home to the market's only Tractor Supply.
- The retail hub for the tri-city markets of Tusculmbia, Sheffield and Muscle Shoals.
- The market includes 12,188 businesses which employ 125,903 persons.

The Project

519 Avalon Avenue
Muscle Shoals, AL 35661

Wal-Mart SuperCenter,
Tractor Supply, Burkes Outlet,
Specialty Shops

Total Square Feet **499,110**

