

Southgate Plaza Redevelopment *Muscle Shoals, Alabama*

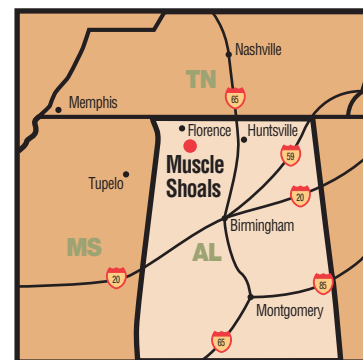
The Market

Total Trade
Area Population **96,965**
Average Household
Income **\$63,284**

Traffic Count

VPD
North of
US 43, US 72 and
Avalon Avenue **22,804**
Avalon Avenue
at Center **18,292**

For Leasing Information
Contact Zack Rolan
334-277-1000
zack.rolan@aronov.com



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

04/22



Southgate Plaza Redevelopment
Muscle Shoals, Alabama



call 334.277.1000 or visit www.aronov.com

3500 Eastern Boulevard
Montgomery, AL 36116
www.aronov.com
tel 334-277-1000
fax 334-272-0747

The Center

Southgate Plaza Redevelopment Muscle Shoals, Alabama

Project Highlights

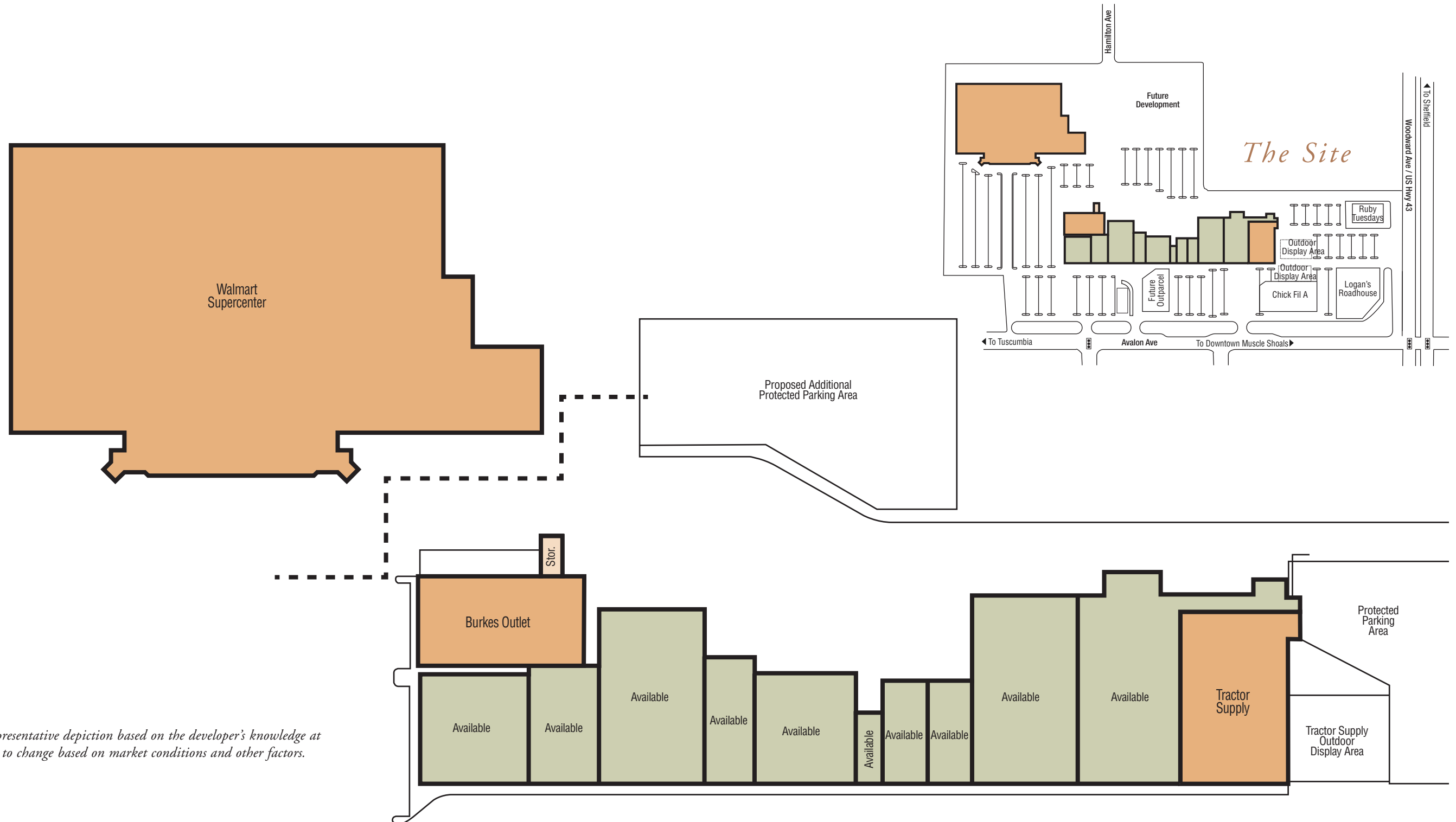
- Convenient to several large residential and apartment communities.
- Anchored by Walmart Supercenter.
- Located on Avalon Road, a five lane road, and Woodward Avenue (US Hwy 43/72) where traffic counts exceed 28,804 vehicles per day.
- Located near hospital and medical facilities.
- Southgate Plaza 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 4,229 businesses which employ 51,507 persons.

The Project

519 Avalon Avenue
Muscle Shoals, AL 35661

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

Total Square Feet **189,471**



Site plan shown is a representative depiction based on the developer's knowledge at the time, and is subject to change based on market conditions and other factors.