ARONOV

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

04/18

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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 Walmart 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 Tuscumbia, 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**

Walmart Supercenter
Hamilton Ave
Future Development
The Site
Woodward Ave / US Hwy 43
To Sheffield
Ruby Tuesdays
Outdoor Display Area
Outdoor Display Area
Outdoor Display Area
Future Outparcel
Chick Fil A
Logan's Roadhouse
To Tuscumbia
Avalon Ave
To Downtown Muscle Shoals
Stor.
Available
Burkes Outlet
Available
Available
Available
Available
Available
Walgreens Call Center
Available
Available
Available
Available
Available