

The Market

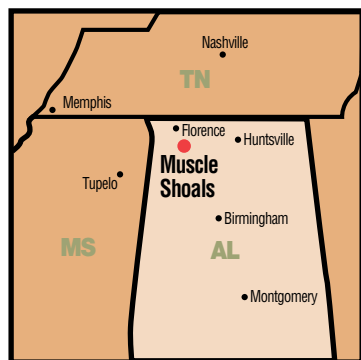
Total Trade	
Area Population	281,581
Average Household Income	\$51,564

Traffic Count

	<u>VPD</u>
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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Southgate Shopping Center *Muscle Shoals, Alabama*



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04/14



Southgate Shopping Center

Muscle Shoals, Alabama



call 334.277.1000 or visit www.aronov.com

The Center

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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 10,070 businesses which employ 104,224 persons.

The Project

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

Total Square Feet **499,110**

