

Publix #1642 - Shops at Pine Grove

7129 Wall Triana Highway
Madison, AL 35757
Lat 34.793, Long -86.746

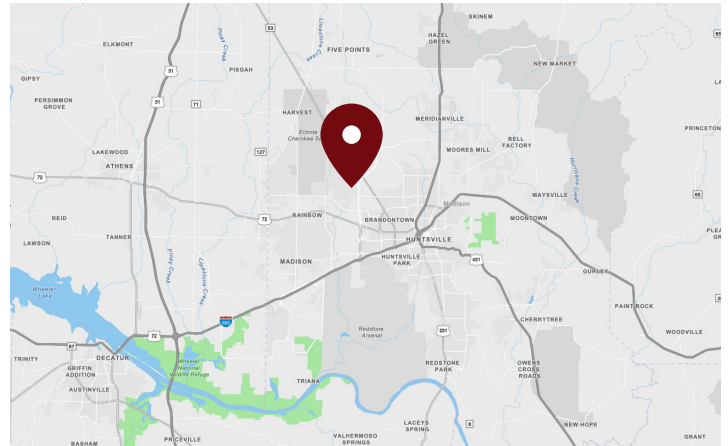
FOR LEASE



1,400 - 2,800 SF & 1 OP AVAILABLE

PROPERTY HIGHLIGHTS

- Newly Constructed 59,587 SF Neighborhood Center Anchored by Publix Super Market
- Located in Northwest Huntsville in the Affluent City of Madison, the Fastest Growing City in Alabama
- Madison was Recently Ranked as the Best Place to Raise a Family in Alabama with its Schools Ranked #1 in Alabama for College Preparedness
- More Homes Coming to the Neighborhood Soon
- Technology, Space, Defense and Medical are Primary Professional Fields



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	12,468	38,488	90,384
Daytime Population	4,023	26,711	65,838
Total Households	4,362	14,905	34,550
Avg. HH Income	\$132,375	\$122,552	\$125,114

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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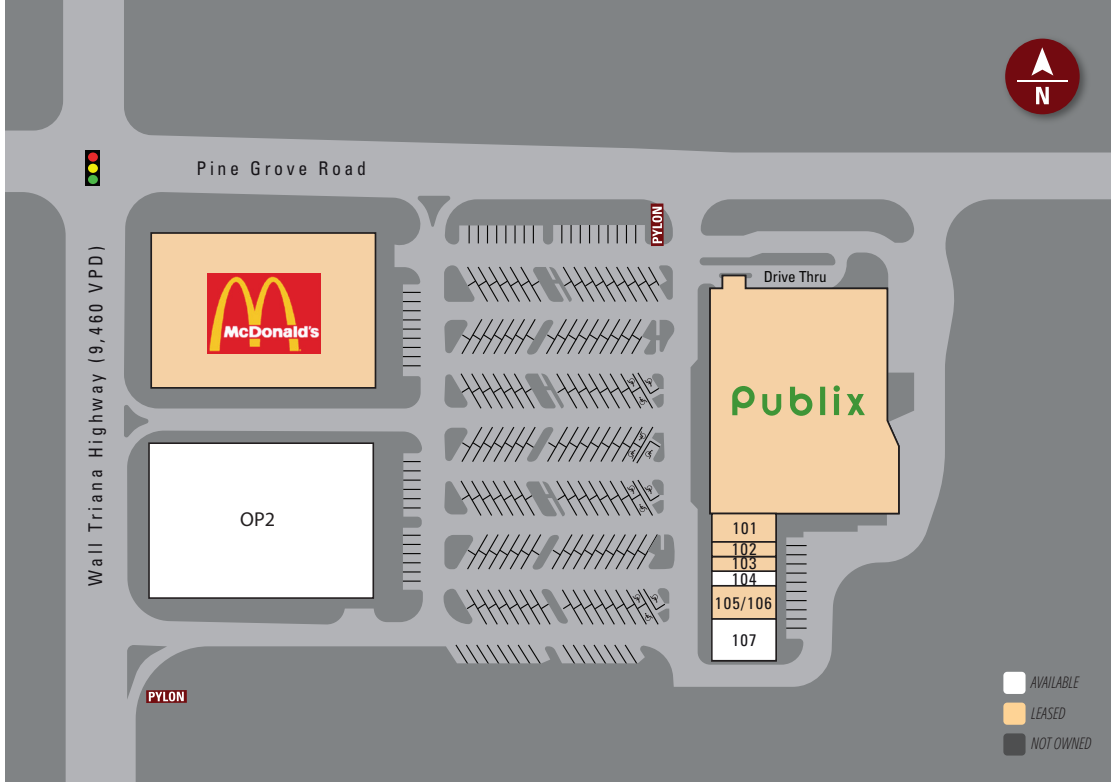


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SITE PLAN



Suite	Tenant	Size
A	Publix	48,387
101	Allure Nail	2,000
102	Great Clips	1,190
103	Pine Grove Nutrition	1,010
104	AVAILABLE	1,400
105/106	ATI Physical Therapy	2,800
107	AVAILABLE	2,800
OP1	McDonalds	
OP2	AVAILABLE	

TOTAL 59,587



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Crossman & Company

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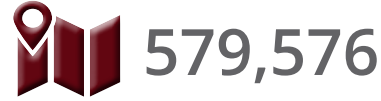
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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Sunday	103,577
Saturday	94,280
Friday	80,691

OF VISITS

TOP 3 HOURS

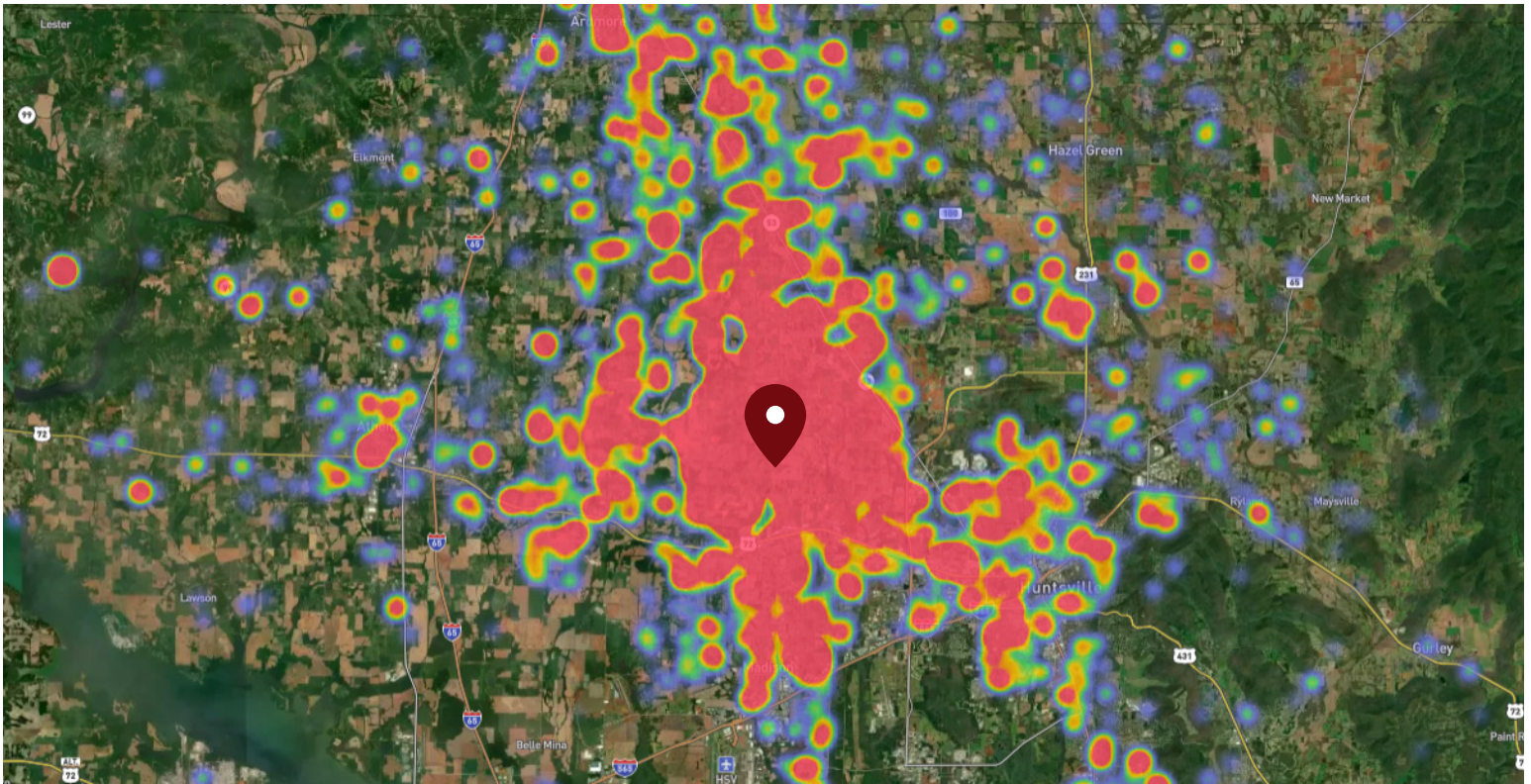


4-5 PM	104,375
5-6 PM	99,130
3-4 PM	89,346

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2022 - March 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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