

## FOR LEASE

### PROPERTY OVERVIEW

Prime Big Box Space Available! Sitting at the high-traffic junction of Highway 31 and Cherokee Avenue Southwest in the heart of Cullman, AL, this bustling retail center offers ample parking, easy access, and prominent pylon visibility on Hwy 31 which sees 14,728± vehicles (2023 ALDOT) daily. The property features multiple access points from both Highway 31 and Cherokee Ave SW, including a dedicated Highway 31 entrance for delivery trucks.

Located in Cullman's growing Retail Corridor, which benefits from strong population growth, the retail activity in this area is supported by a solid 20-mile trade area, with the Shops at Cullman bringing in an average of 959,000 visitors per year (Placer.AI 2024) of both local and regional visitors to the area's well-appointed collection of retailers and supporting businesses. Nearby national retailers include Hobby Lobby, TJ Maxx, Lowe's, Walmart, Dollar Tree, Belk, Five Below, Books-A-Million, and more!

Available For Lease is 32,500± SF of Big Box Space, joined by Planet Fitness and Tractor Supply Co., at the Shops at Cullman. The space features an expansive sales floor, two private office/breakroom spaces, two multi-stall restrooms, and dock-high loading leading into a sizable storage room at the rear of the space with a 12' roll up door for deliveries. Currently occupied by Bargain Hunt — please do not disturb the tenant. To schedule a tour, contact the broker with 24-hour advance notice.

### BUILDING INFO

- Zoning: B-2
- GLA: 99,984± SF
- Total Land Size: 6.68 Acres
- Parking Spaces: 270±

### CO-TENANTS



### AVAILABLE

- Suite 1: 32,500± SF
- Rate: \$11 PSF
- NNNs: \$1.69 PSF

### NEARBY BUSINESSES



SUMMARY

SITE PLAN

AERIAL

PHOTOS

DEMOGRAPHICS  
& TRADE AREA



## AERIAL

## DEMOGRAPHICS & TRADE AREA



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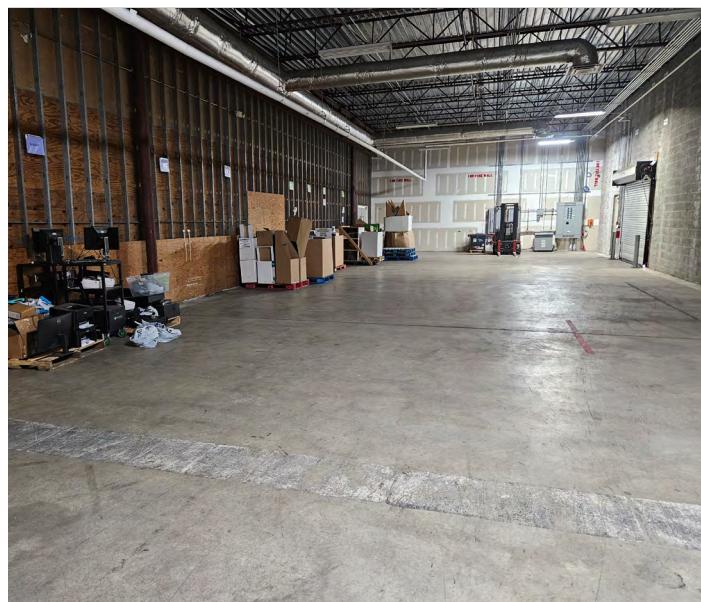
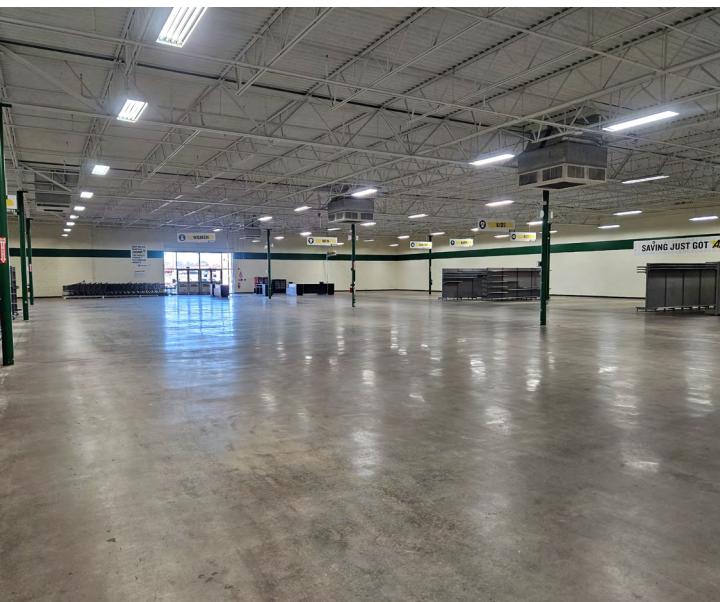
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### SITE PLAN

### AERIAL

### PHOTOS

### DEMOGRAPHICS & TRADE AREA



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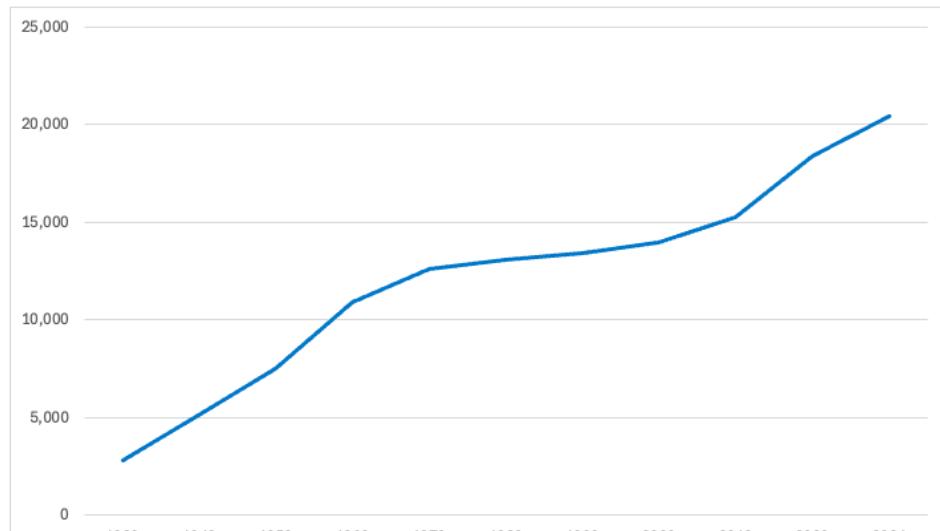
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### PHOTOS

### DEMOGRAPHICS & TRADE AREA

#### POPULATION GROWTH



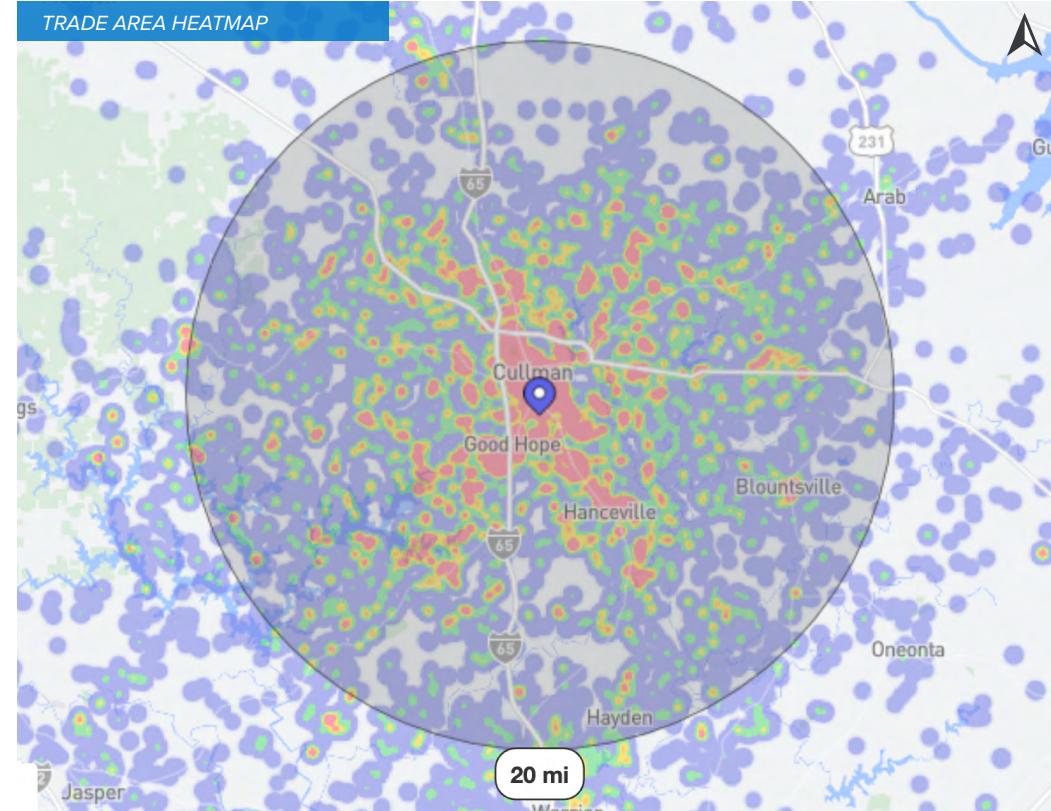
\*world population review

#### STRONG POPULATION GROWTH

Cullman, AL

20,407

#### TRADE AREA HEATMAP



### 2025 DEMOGRAPHICS

#### 5 MILE

#### 10 MILE

#### 20 MILE



29,123

59,709

135,444



#### 5 MILE

#### 10 MILE

#### 20 MILE

\$85,614

\$85,197

\$89,930



26,260

41,911

77,849