

BIG SPRINGS VILLAGE

FOR LEASE

11521 US Highway 431 South, Guntersville, AL 35976



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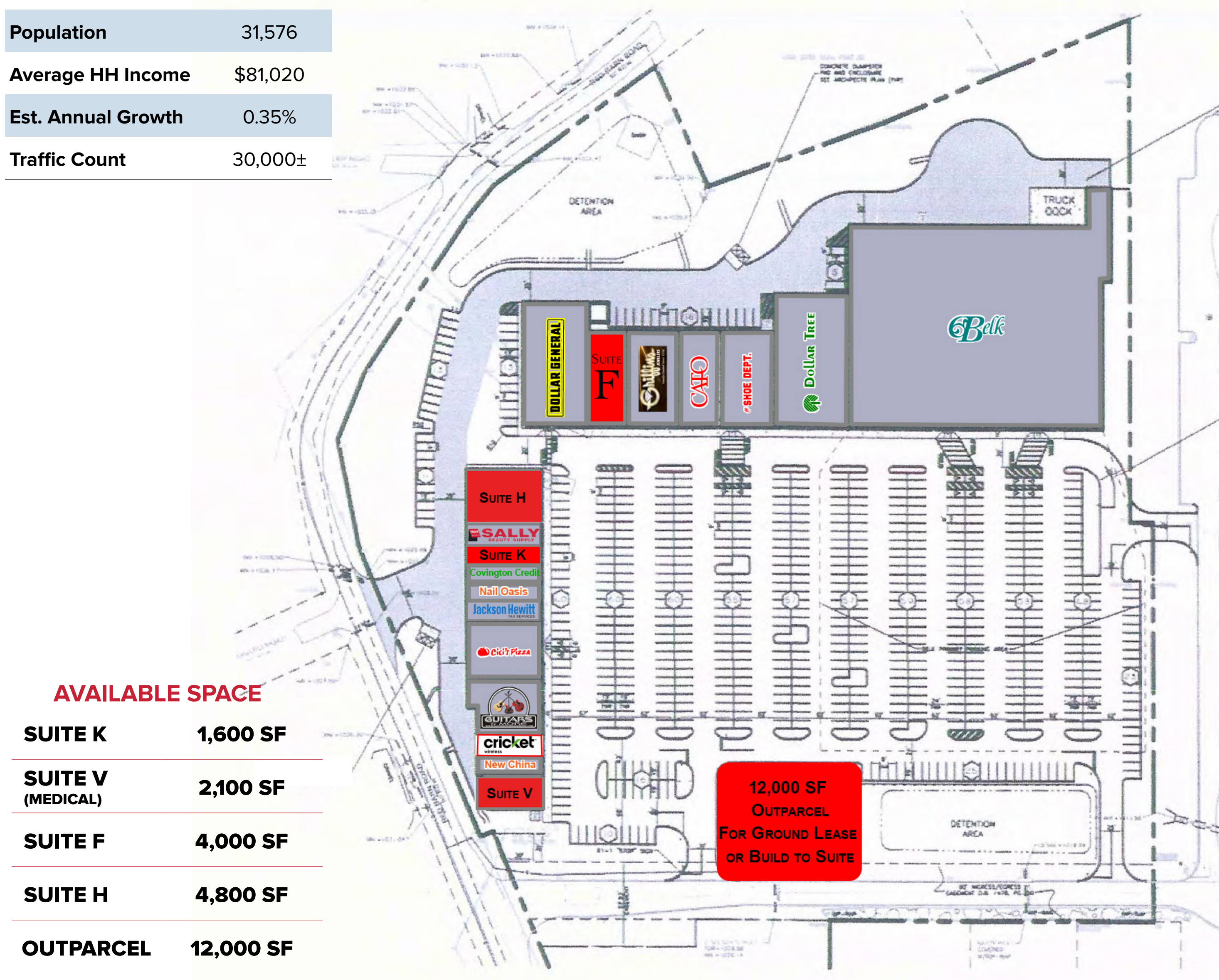
- Located in Guntersville, AL along US Hwy 431, primary route between Huntsville and Gadsden, AL.
- Adjacent to Super Walmart.
- Anchored by Belk with national tenants including Dollar Tree, Shoe Dept., Cato, Cici's Pizza.
- Great exposure, located at top of mountain overlooking Lake Guntersville.
- Draws from population over 90,000, from Huntsville to Gadsden and surrounding areas of Albertville, Boaz and Guntersville.
- High traffic flow (±30,000 VPD) along Route 431.



2024 DEMOGRAPHICS

5 Mile

Population	31,576
Average HH Income	\$81,020
Est. Annual Growth	0.35%
Traffic Count	30,000±



AVAILABLE SPACE

SUITE K	1,600 SF
SUITE V (MEDICAL)	2,100 SF
SUITE F	4,000 SF
SUITE H	4,800 SF
OUTPARCEL	12,000 SF

**12,000 SF
OUTPARCEL
FOR GROUND LEASE
OR BUILD TO SUITE**

FOR MORE INFORMATION CONTACT:

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