

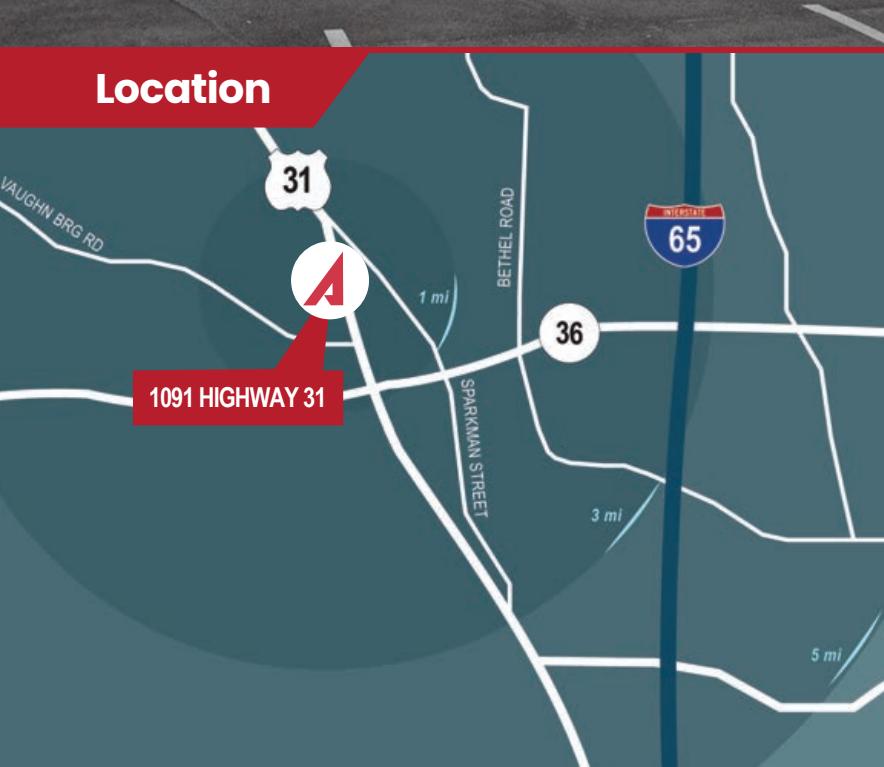
# For Lease Hartselle Shoppes

1091 Highway 31 NW | Hartselle, AL 35640

~2,000 SF  
Call for Pricing



## Location



## Property Highlights

- Available Space: 2,000 SF inline retail suite
- Total Building Size: 17,560 SF
- Parking Ratio: 4.9 spaces per 1,000 SF
- Traffic Counts: ±21,500 VPD on Highway 31
- Anchored by Walmart Supercenter (adjacent)
- Current Tenants: Dollar Tree, Marco's Pizza, Osaka Japanese Cuisine, Mia Nail Salon
- High-traffic retail corridor with national co-tenancy
- Ideal for retail, service, medical, or food/beverage use

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## Site Plan



## Property Description

Hartselle Shoppes is a well-positioned 17,560 SF retail center located on approximately 1.9 acres at 1091 Highway 31 NW, Hartselle, Alabama. This high-visibility center benefits from strong daily traffic counts of over 21,500 vehicles and sits directly adjacent to a Walmart Supercenter, creating a consistent flow of customer traffic throughout the day.

Currently, a 2,000 SF inline suite is available for lease, offering an excellent opportunity for retailers, service providers, or medical users seeking a prominent location in a thriving retail corridor. Built in 2014, the center features modern construction, ample parking (approximately 4.9 spaces per 1,000 SF), and a diverse tenant mix that drives consistent visitation to the property.

Hartselle Shoppes is home to national and regional tenants including Dollar Tree, Marco's Pizza, Osaka

Japanese Cuisine, and Mia Nail Salon. The property's strategic position along Highway 31 provides excellent visibility and accessibility, with surrounding retailers such as Cato, GameStop, Verizon, and AT&T reinforcing its position as a key retail destination in the market.

Whether you're an expanding brand or a local business looking for strong co-tenancy and daily exposure, this location offers a solid foundation for long-term success.

## Location Description

Situated adjacent to Walmart Supercenter, part of a high-traffic retail corridor.

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## Area Amenities



## Area Demographics

	3 Mile	5 Miles	10 Miles
Population	16,747	25,198	95,702
Households	6,686	10,023	38,165
Avg. HH Income	\$86,289	\$88,818	\$81,110

## More Information



For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device.

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