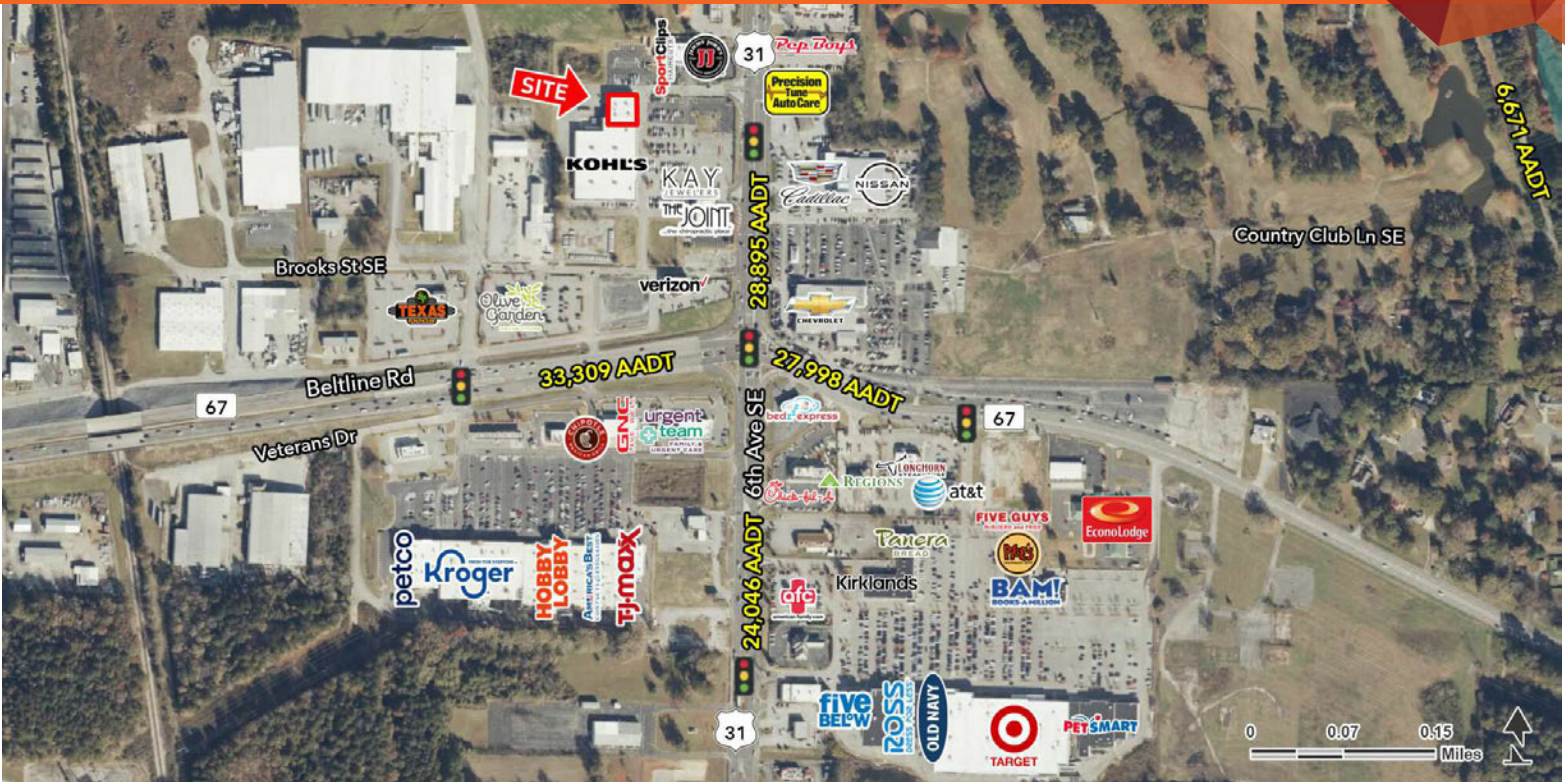


# THE MARKET SHOPPES

# FOR LEASE

2407 6TH AVENUE, DECATUR, AL 35601



## LOCATION DESCRIPTION

Located on the Tennessee River in Morgan County, Decatur boasts a rich heritage and a dynamic future. Here you'll find economic prosperity, cultural diversity, and community spirit combined to make Decatur a Grand City on a Charming Scale. Current population for Decatur is approximately 55,000.

## PROPERTY HIGHLIGHTS

- 4,000 SF endcap available
- Anchored by Kohl's this 81,000 SF Power Center has an outparcel available for a build to suit next to Verizon
- Tenant mix includes Kohl's, Kay Jewelers, Sports Clips, Jimmy Johns, Verizon and others
- Call for more information on leasing



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	42,085	62,771	72,366
HOUSEHOLDS	17,156	25,648	29,298
DAYTIME POPULATION	51,954	71,367	83,376
AVERAGE HH INCOME	\$71,492	\$76,644	\$79,115



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# FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
Anchor A	Kohl's Department Store	55,495 SF
Suite B	Shoe Dept - Proposed	6,000 SF
Suite C	Available	4,000 SF
3	The Joint Chiropractor	1,150 SF
4	Nail Boutique	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
5	AL Insurance	1,200 SF
6	Kay Jewelers	3,600 SF
7	Casa Santiago	4,550 SF
8	Sport Clips	1,400 SF
9	Jimmy Johns	2,450 SF



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