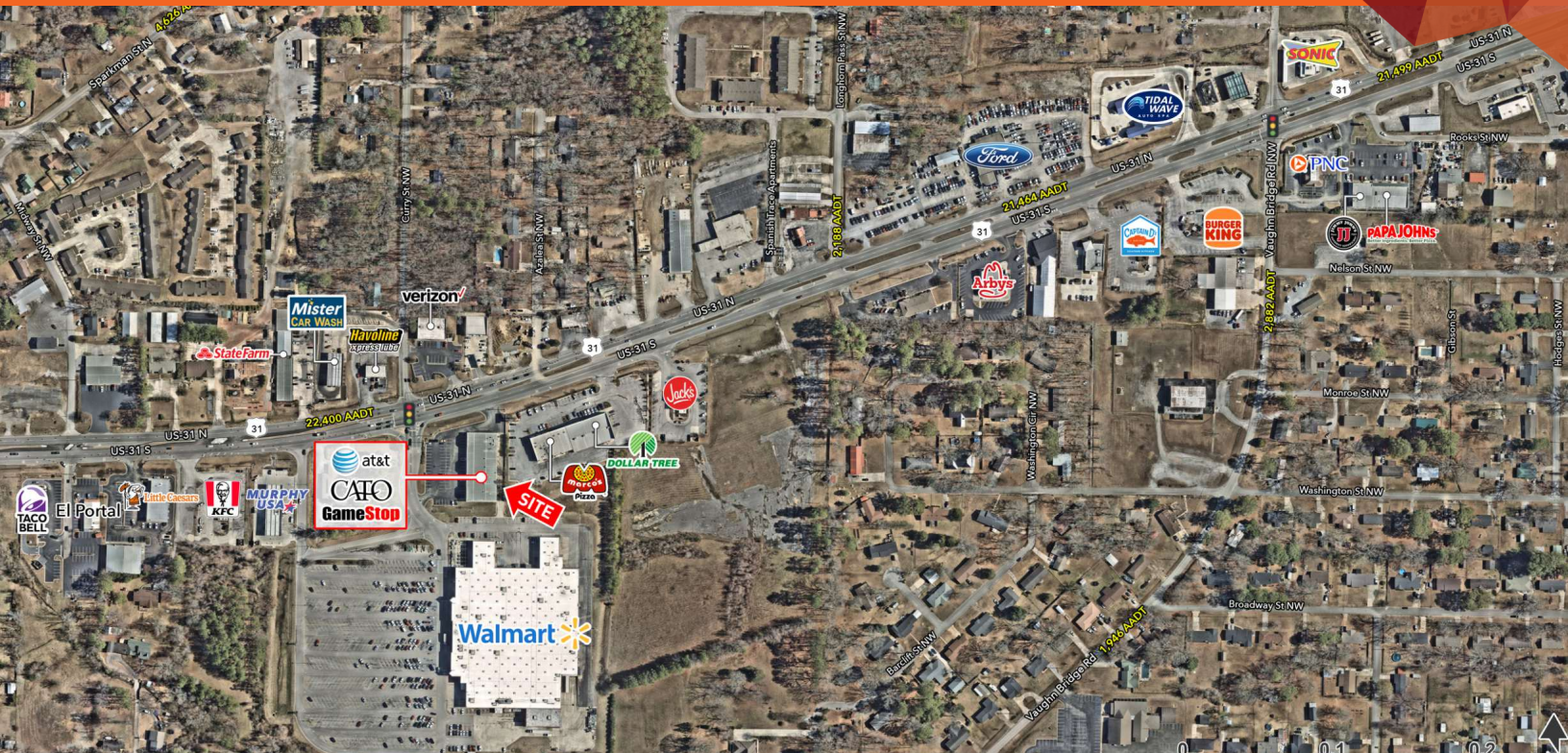


# WALMART SHADOW CENTER

# FOR LEASE

1199 HIGHWAY 31 NW, HARTSELLE, AL 35640



## LOCATION DESCRIPTION

Walmart Shadow Center well locations along Hwy 31 (22,400 VPD) in Hartselle, AL. Hartselle is second largest city in Morgan County, Alabama and is experiencing a surge of growth. There are currently five large scale residential developments underway representing a 36.21% increase in planned subdivision lots over the previous thirty years.

## PROPERTY HIGHLIGHTS

- Available: 1,040 SF - 9,500 SF
- 2nd generation Hair Salon Available (1,040 SF)
- Shares signalized access with Walmart Supercenter
- Excellent signage opportunities



| DEMOGRAPHICS       | 3 MILES  | 5 MILES  | 7 MILES  |
|--------------------|----------|----------|----------|
| POPULATION         | 16,790   | 25,073   | 39,389   |
| DAYTIME POPULATION | 14,713   | 21,208   | 35,691   |
| HOUSEHOLDS         | 6,710    | 9,937    | 15,427   |
| AVERAGE HH INCOME  | \$89,713 | \$92,013 | \$93,167 |



**WILL VICKERY**

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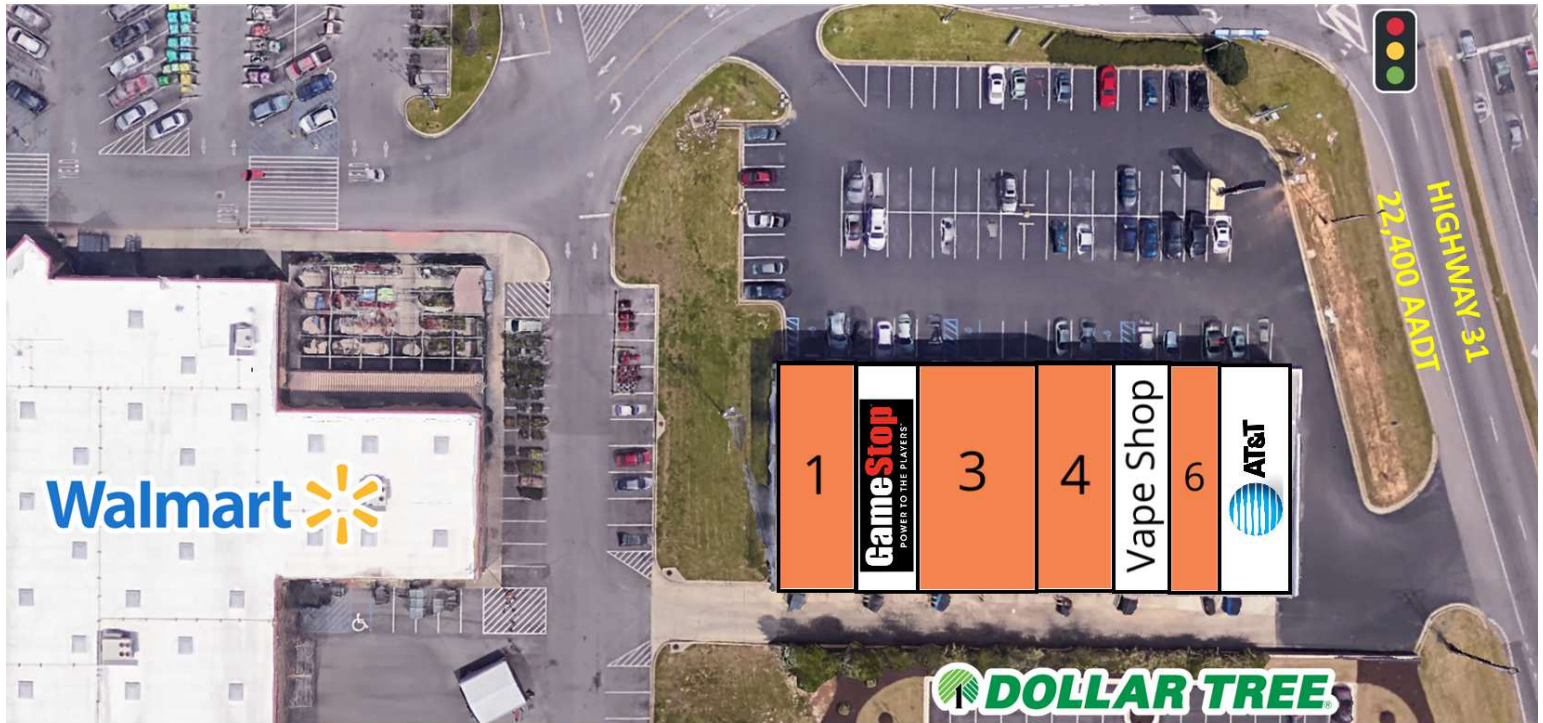
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| SUITE | TENANT NAME | SPACE SIZE |
|-------|-------------|------------|
| 1     | Available   | 3,500 SF   |
| 2     | Gamestop    | 1,500 SF   |
| 3     | Available   | 4,560 SF   |
| 4     | Available   | 1,600 SF   |
| 5     | Vape Shop   | 1,200 SF   |
| 6     | Available   | 1,040 SF   |
| 7     | AT&T        | 1,200 SF   |



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