



# Retail Space For Lease

Last Space Available - Act Now!

1,600 SF

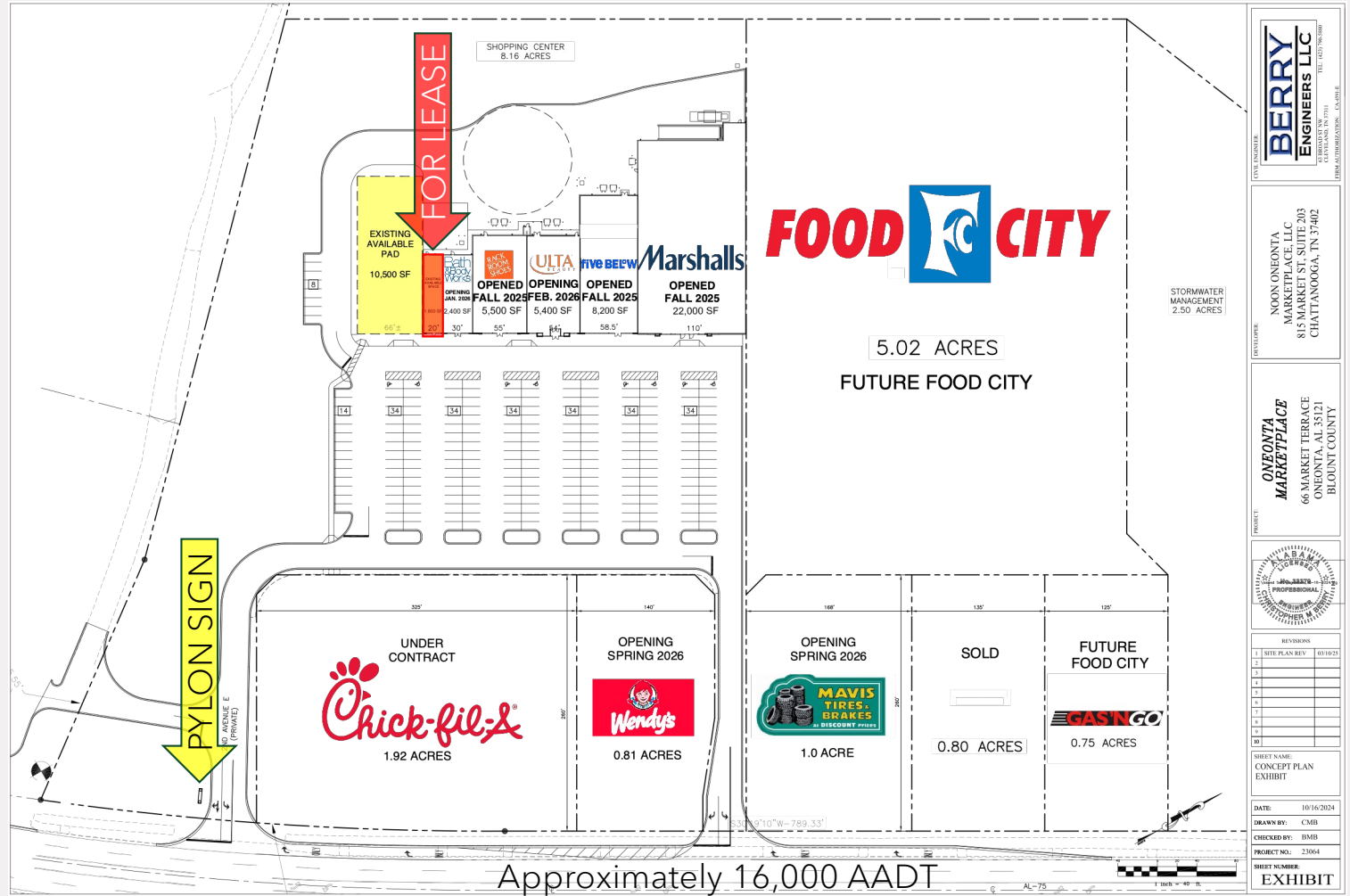
66 MARKET TERRACE, SUITE 200  
ONEONTA, AL 35121



# Site Plan

Future Grocery Pad sold to Food City, currently working toward breaking ground

Strong outparcel users coming soon will drive even more traffic to the center



# Market & Demos

## 30-Minute Drive Time Map

Located northeast of Birmingham, on Highway 75

Est. 2025 Population: 36,395

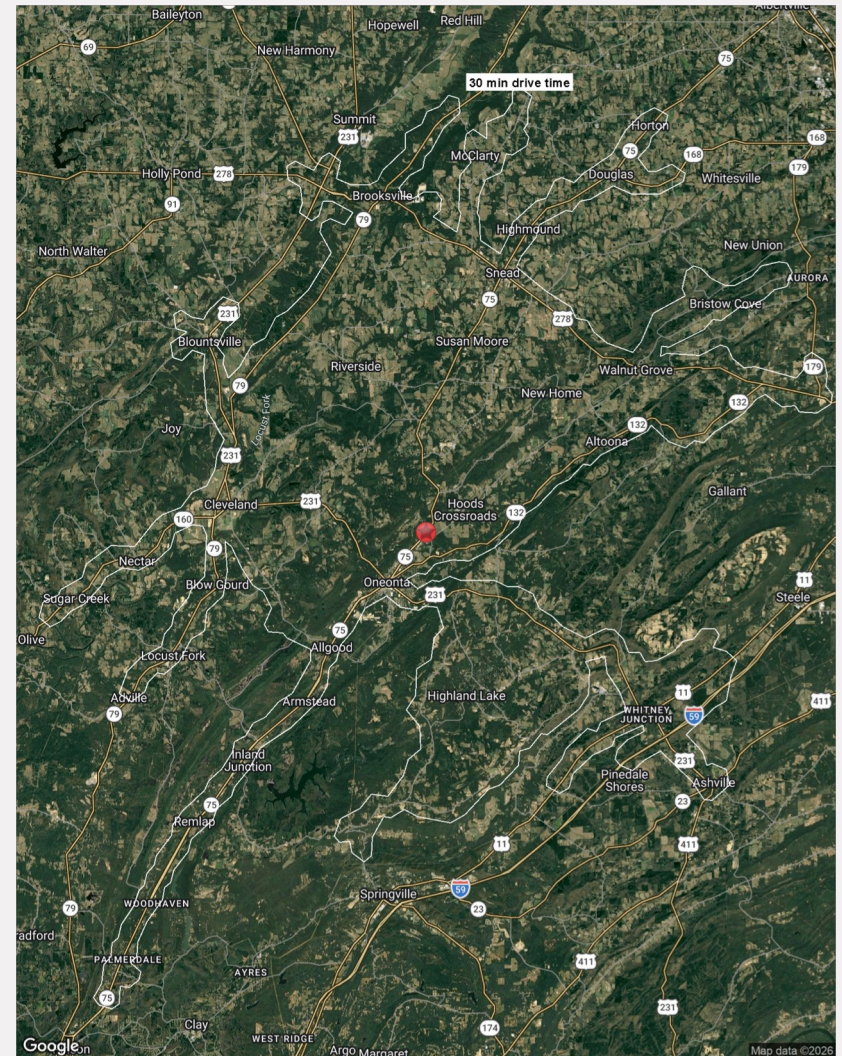
Historical Annual Population Growth: 0.6%

Total Households: 14,018

Average HH Income: \$85,134

Total Annual Retail Consumer Expenditure: \$676.03M

Source: 2026 Sites USA - 2020 Census with 2025 Estimates



# Shopping Center

Marshalls: Opened September 2025

Five Below: Opened September 2025

Ulta: Opened February 2026

Rack Room Shoes: Opened October 2025

Bath & Body Works: Opened January 2026

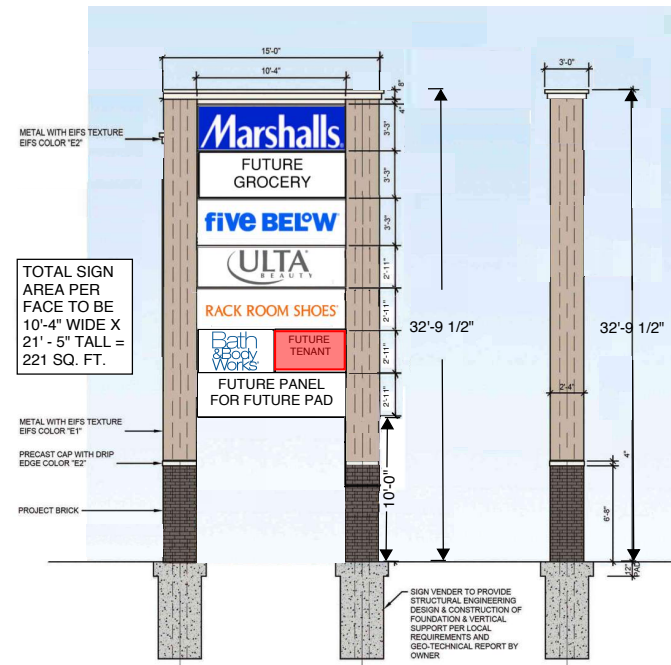
Retail F: Available for Lease



# Pylon Sign

Slot Available on Pylon Sign  
Along Frontage Road

See Site Plan for Location



**1** PYLON SIGN (32' - 9")  
SCALE: 3/16" = 1'-0"

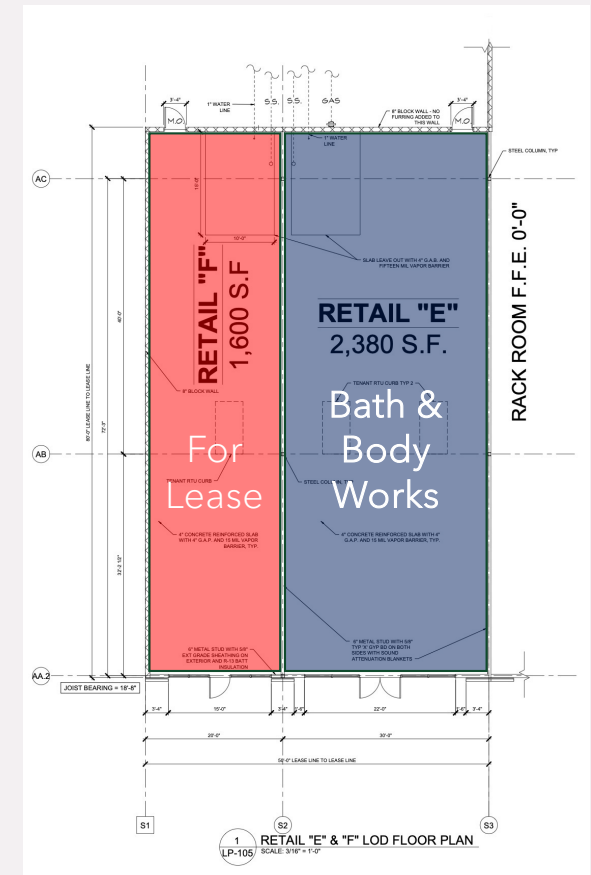
## PROPOSED ONEONTA RETAIL

ONEONTA, AL  
PROPOSED EXTERIOR ELEVATIONS

Revised 10.21.24

# Delivery Condition

- Cold, Dark Shell
- Concrete Pad Poured with Leave-Out for Bathroom
- Tenant Allowance Available



# Lease Structure

NNN Lease with Fixed CAM

Base Rent (Contact for a quote)

Fixed Common Area Maintenance  
(\$3.00/SF/YR with 3% Annual Increases)

Pro-Rata Real Estate Taxes (Est. @ \$2.00/SF/YR)

Pro-Rata Insurance (Est. @ \$0.50/SF/YR)



## Contact Information

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