



Hazel Green Shops

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14739 Hwy 231-431 N.

Endcap Suite with Drive-Thru Available in Established Retail Center

Hazel Green Shops offers a prime retail opportunity along the highly trafficked Hwy 231-431N corridor in Hazel Green, Alabama. The shopping center consists of approximately 30,500 square feet and benefits from strong national and regional co-tenancy, driving consistent customer traffic. Immediate proximity to Walmart enhances visibility and reinforces the location as a dominant retail destination in the trade area.

A 1,260 SF end cap suite with drive-thru capability is currently available, positioned on the far end of the center. Strong frontage, convenient access, and established neighboring tenants create an ideal setting for retail or service users seeking high exposure in a growing market.

FOR LEASE



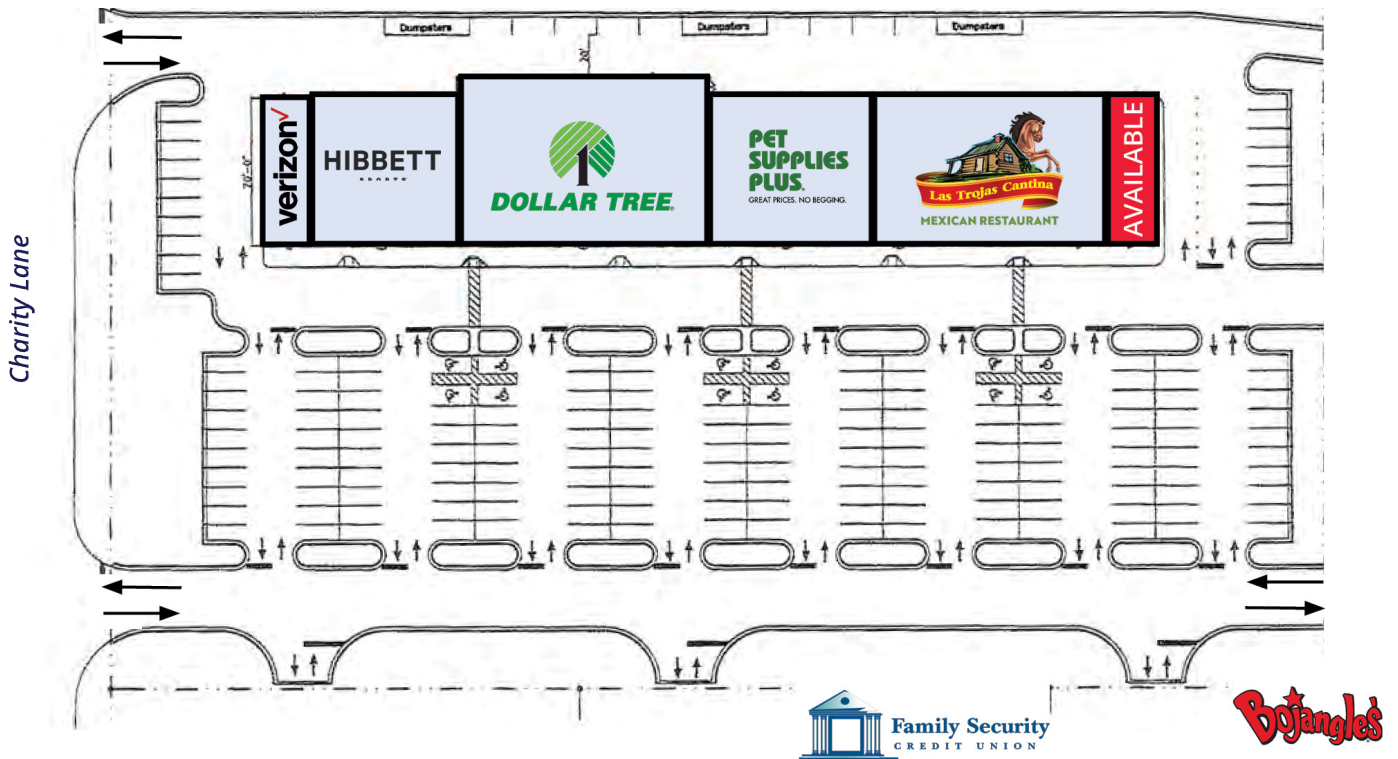
Property Overview

Address	14739 Hwy 231-431 N, Hazel Green, AL	
Total Building Area	30,500 SF	
Available	1,260 SF	Suite I (Endcap Space)
Lease Rate	\$24.00 per SF, NNN	
Location	NW Corner of Hwy 231-431 at Charity Lane	
Parking	5.8/1000	
Zoning	Unincorporated Madison County	

Demographics

	1-MI	3-MI	5-MI
Population	1,967	9,040	17,806
No. of Households	793	3,578	7,107
Average HH Income	\$103,656	\$104,126	\$107,987
Median HH Income	\$92,648	\$87,113	\$87,251
No. of Employees	954	2202	2911

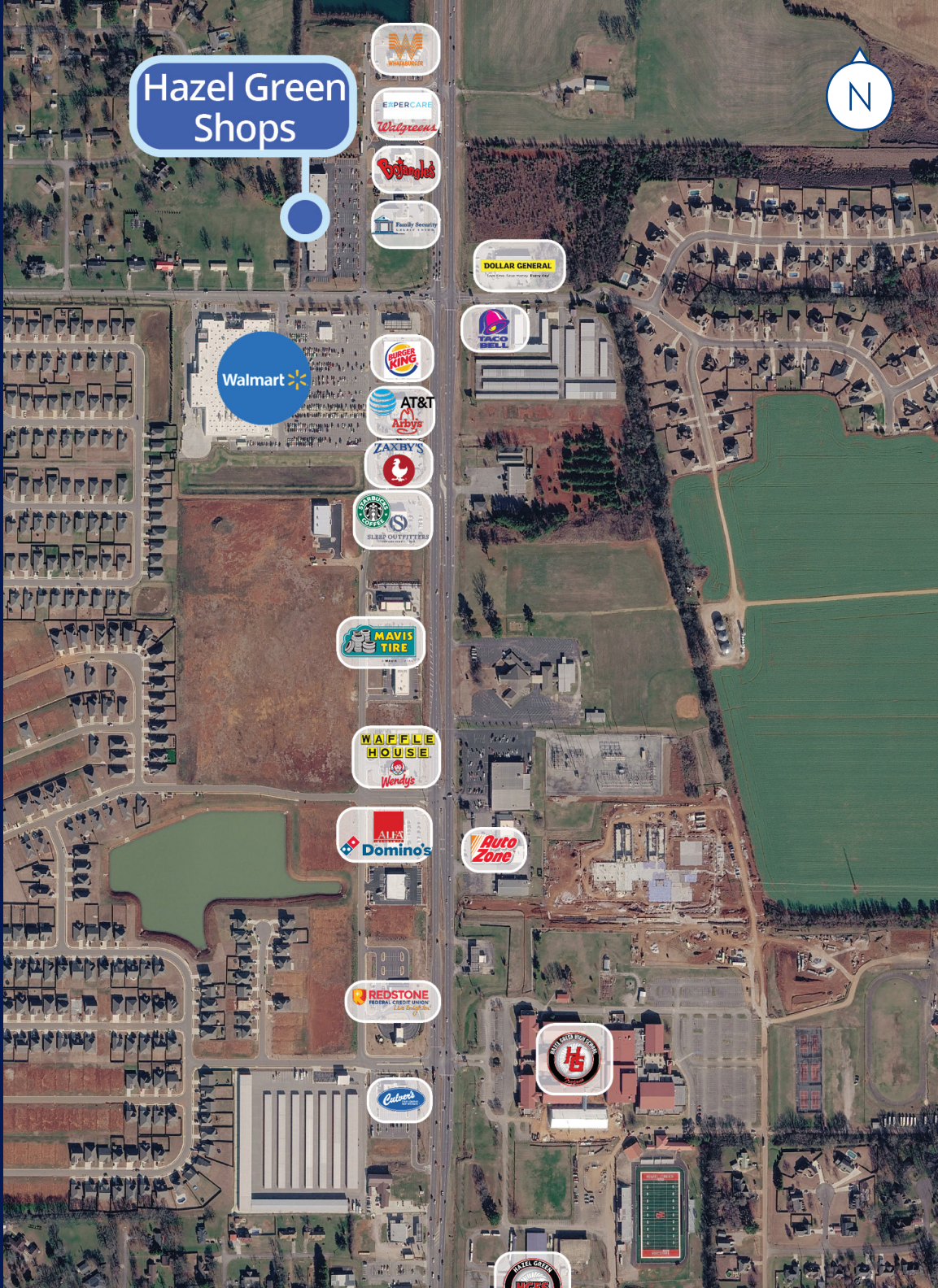
Site Plan



Hwy 231-431N



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