

Northgate Shopping Center

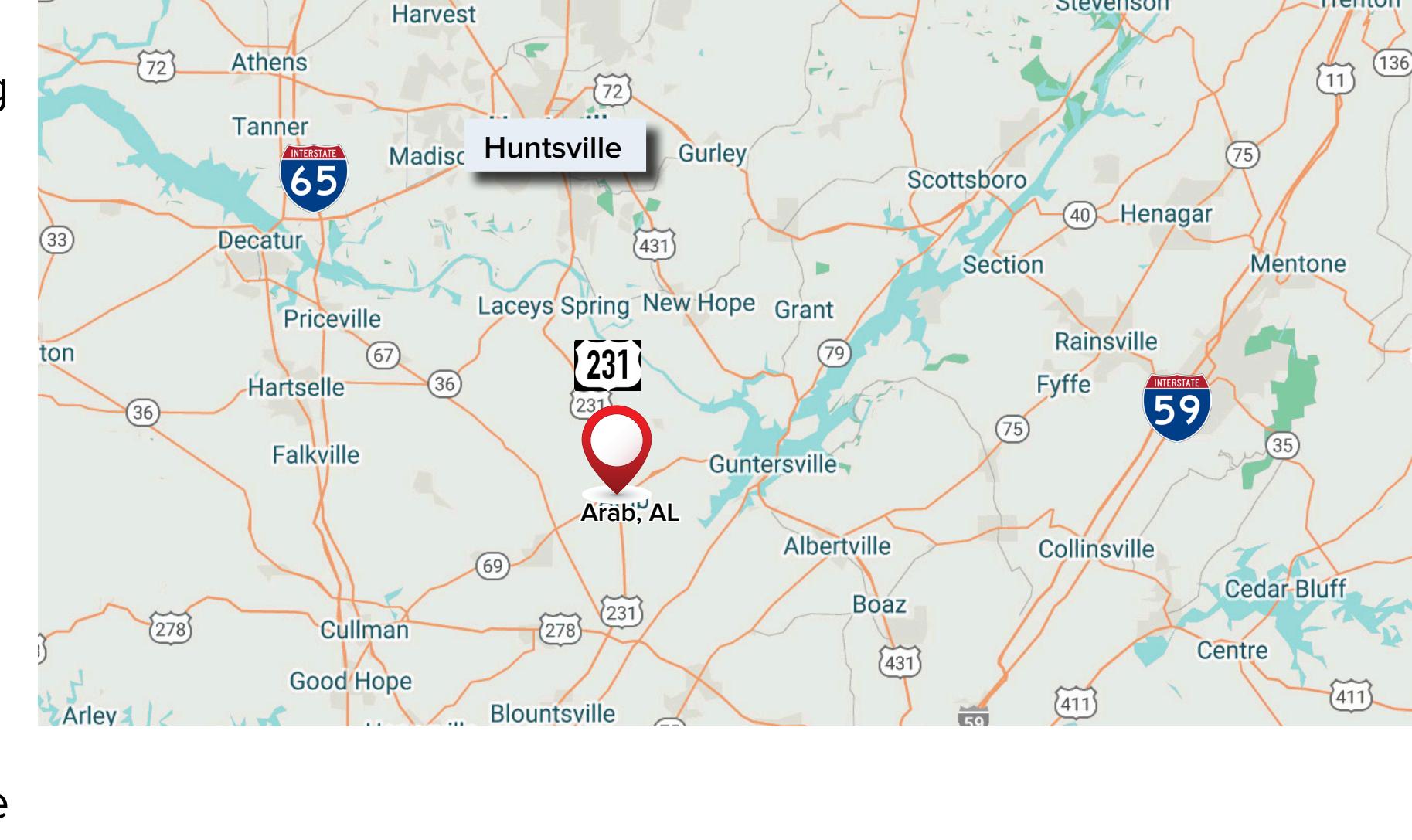
FOR LEASE

942 and 1012 North Brindlee Mountain Parkway, Arab, AL



PRIME RETAIL SPACE IN ARAB, A BEDROOM COMMUNITY OF HUNTSVILLE, AL

- Located in the heart of Arab's growing community.
- **High Traffic - High Visibility:** ±20,000 VPD on Hwy 231, which is a main corridor from Huntsville to Birmingham, AL.
- Well established shopping center.
- **10 suites available**, ranging from **900 - 18,450 SF** (see Site Plan below for details).
- Close proximity to Lake Guntersville.
- Attractive demographics with Average Household Income of \$94,040 within one mile.
- Located near major retailers including Walmart and Tractor Supply.
- Four schools within 2 miles.

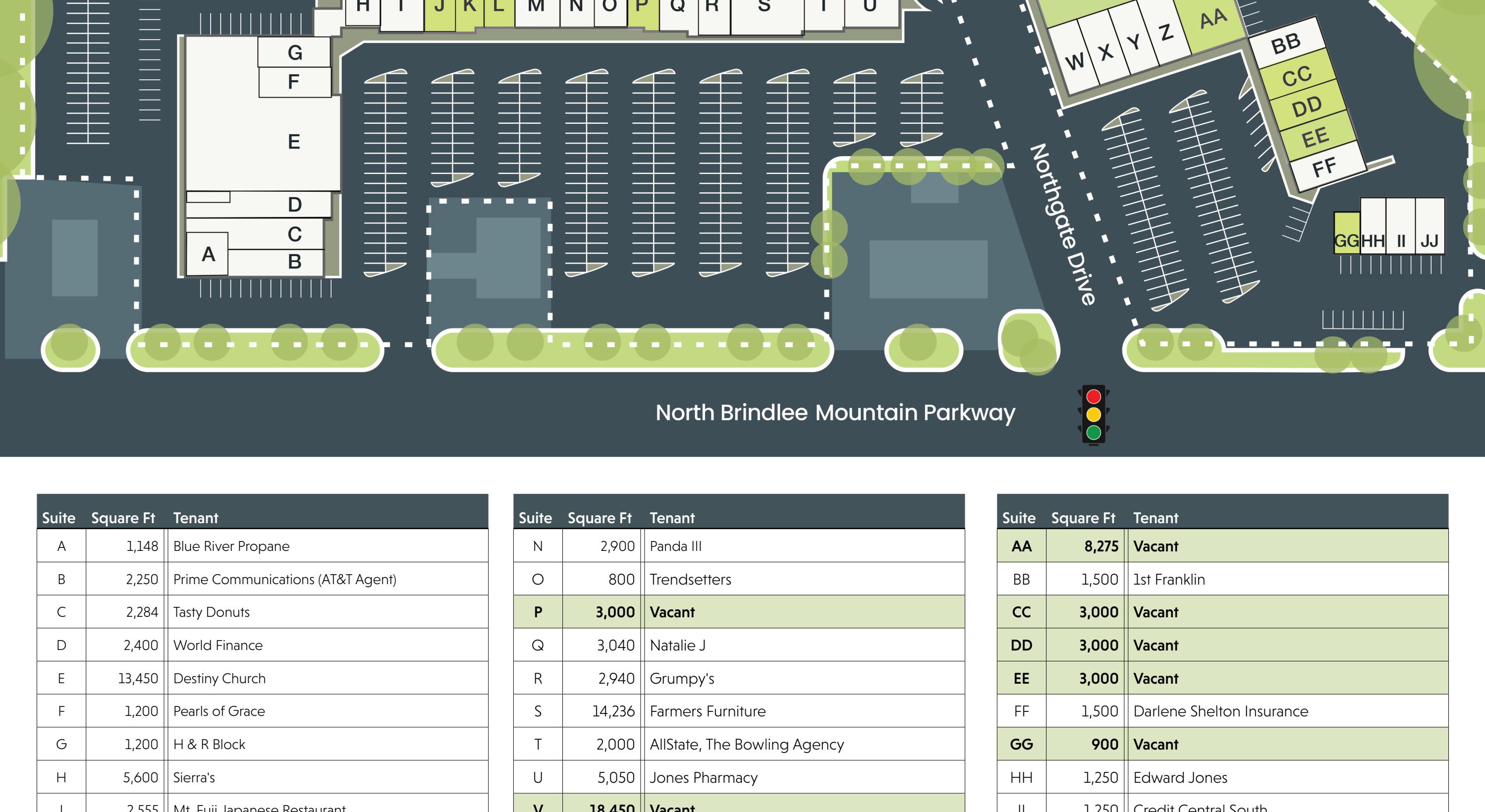


AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,371	11,235	18,328
Average HH Income	\$94,040	\$82,958	\$86,662
Median HH Income	\$73,062	\$56,160	\$58,553



Site Plan



Suite	Square Ft	Tenant
A	1,148	Blue River Propane
B	2,250	Prime Communications (AT&T Agent)
C	2,284	Tasty Donuts
D	2,400	World Finance
E	13,450	Destiny Church
F	1,200	Pearls of Grace
G	1,200	H & R Block
H	5,600	Sierra's
I	2,555	Mt. Fuji Japanese Restaurant
J	2,505	Vacant
K	2,959	Vacant
L	3,000	Vacant
M	1,950	Shear Bliss Salon

Suite	Square Ft	Tenant
N	2,900	Panda III
O	800	Trendsetters
P	3,000	Vacant
Q	3,040	Natalie J
R	2,940	Gumpy's
S	14,236	Farmers Furniture
T	2,000	Allstate, The Bowling Agency
U	5,050	Jones Pharmacy
V	18,450	Vacant
W	1,500	AIAA Insurance
X	1,500	Papa John's Pizza
Y	1,500	La Fleur Nails & Spa
Z	1,500	Kelly's Salon

Suite	Square Ft	Tenant
AA	8,275	Vacant
BB	1,500	1st Franklin
CC	3,000	Vacant
DD	3,000	Vacant
EE	3,000	Vacant
FF	1,500	Darlene Shelton Insurance
GG	900	Vacant
HH	1,250	Edward Jones
II	1,250	Credit Central South
JJ	1,250	Best Beverage
	125,842	Total Rentable Space
	45,089	Vacant Space

FOR MORE INFORMATION CONTACT:

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