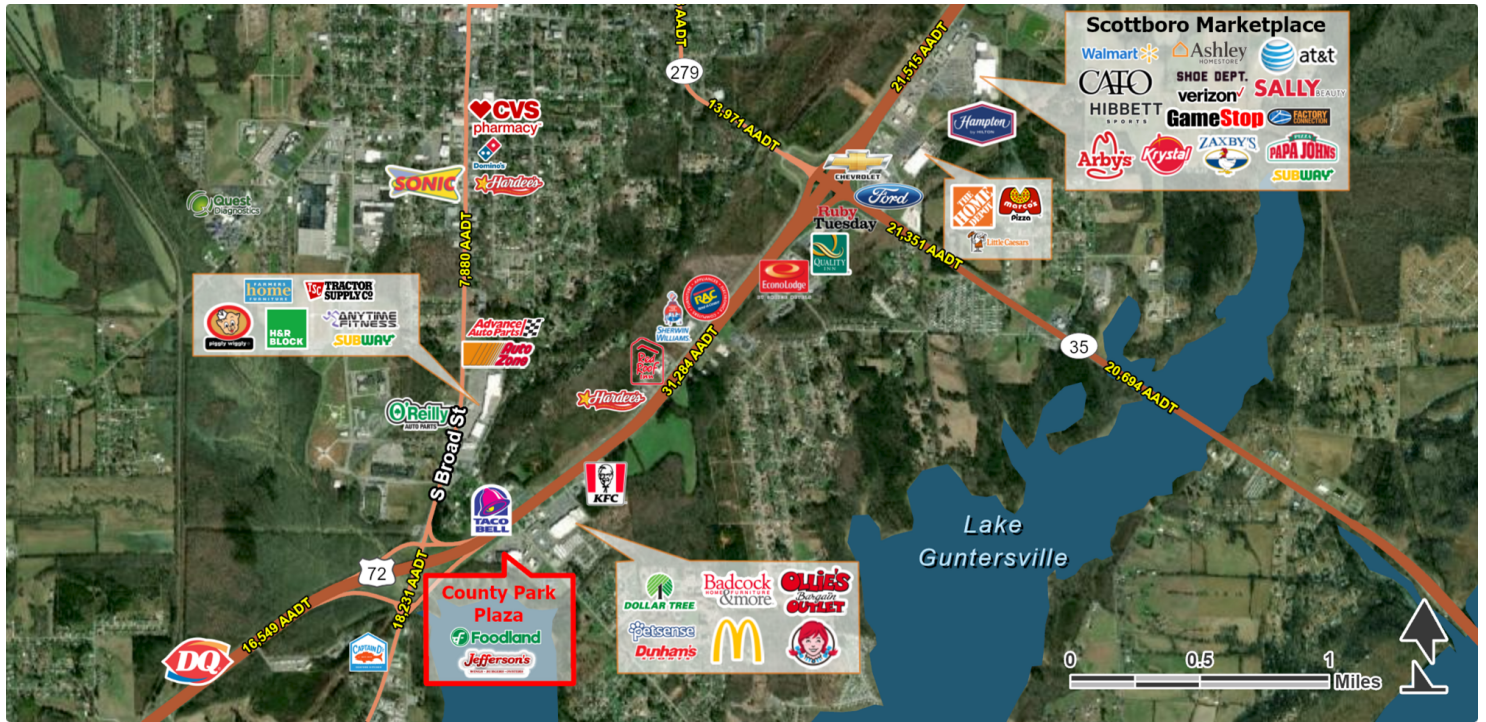


COUNTY PARK PLAZA

1402 County Park Road, Scottsboro, AL 35769

EXECUTIVE SUMMARY



LOCATION OVERVIEW

County Park Plaza is located at the corner of Hwy 72 and County Park Road, one of the most heavily traveled intersections in Scottsboro. Hwy 72 serves as a main thoroughfare in Scottsboro and connecting to Huntsville, AL, only 45 minutes away. Scottsboro is Jackson County's county seat and the largest city in the county making it a shopping destination for the county's 52,000 residents and the thousands of tourists that visit Lake Guntersville each year. The construction of Google's \$600M facility is expected to have a significant economic impact on the city of Scottsboro and the surrounding area.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	10,963	15,207	19,001
DAYTIME POPULATION	14,119	19,989	23,050
AVERAGE HH INCOME	\$58,989	\$59,212	\$58,684

PROPERTY HIGHLIGHTS

- County Park Plaza is a grocery anchored shopping center located at the primary retail hub in the city of Scottsboro
- 8,450 SF currently available
- The plaza has excellent visibility to approximately 40,000 cars per day
- Area retailers include: McDonald's, Taco Bell, Wendy's, Petsense, Dollar Tree, Ollie's, and many more



EXCLUSIVE AGENT(S)

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SITE PLAN

SUITE	TENANT	SQ. FT.
1	Bruce's FoodLand	42,300 SF
2	Kala Nails	1,975 SF
3	Margarita's Mexican Grill	4,800 SF
4	Jefferson's of Scottsboro	3,225 SF
5	Available	8,450 SF
TOTAL		60,750 SF



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