

4,800 SF

RETAIL SUITE FOR LEASE

24833 JOHN T REID PKWY | SCOTTSBORO, AL 35768



Market Overview

Positioned in the heart of Scottsboro's primary retail corridor, Scottsboro Marketplace is a one-story strip center offering approximately 4,800 square feet of available space along the highly traveled John T. Reid Parkway. Shadow anchored by Walmart, the property benefits from excellent visibility, direct highway access, and a strong surrounding tenant base, making it a key retail destination for both local residents and regional visitors.

Market Highlights

- Walmart shadow anchor with 2.6M annual visits
- Direct access from Highway 35 (primary retail corridor)
- Signalized access near Hwy 35 & Hwy 72
- Strong surrounding retailers: Publix, Home Depot, TJ Maxx, Chick-fil-A
- **Lease Rate:** \$12.00/SF NNN | **Operating Expenses (Est):** \$2.79/SF
- Serves as the dominant retail hub for Jackson County



Mirela Hajiric | Leasing Associate

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Visits
2.6 Million



Space Available
4,800 SF



Trade Area
22,383



Traffic Count
21,000



Lease Rate
\$12.00/SF

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SITE PLAN

SCOTTSBORO MARKETPLACE

24833 John T Reid Pkwy
Scottsboro, AL 35768



SUITE	TENANT	SF
736-12	GameStop #7552	3,600
L	Security Finance	1,200
H	Available	4,800
736-51	Ashley Furniture Home Store	22,560
3-B	1st Franklin Financial	2,400
736-4	Scottsboro Tobacco & Vape	2,400
736-2	Boutique Nail Spa	1,800
A	Sally Beauty #2615	1,800

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RETAIL MAP

