

# Available: ±2.59 AC Publix Outparcel

Shops of Scottsboro | Scottsboro, AL



**JOHN T REID PARKWAY**  
31,549 VPD

**VETERANS DRIVE**  
13,807 VPD

**SHOPS OF SCOTTSBORO**



**SITE**  
±2.59 AC

**JOHN T REID PARKWAY**  
18,411 VPD

**MARTIN SMITH, CCIM**  
205.776.6151 | martin.smith@srsre.com



# Available ±2.59 AC Publix Outparcel

Shops of Scottsboro  
Scottsboro, AL

## Property Specifications

PARCEL SIZE

±2.59 AC

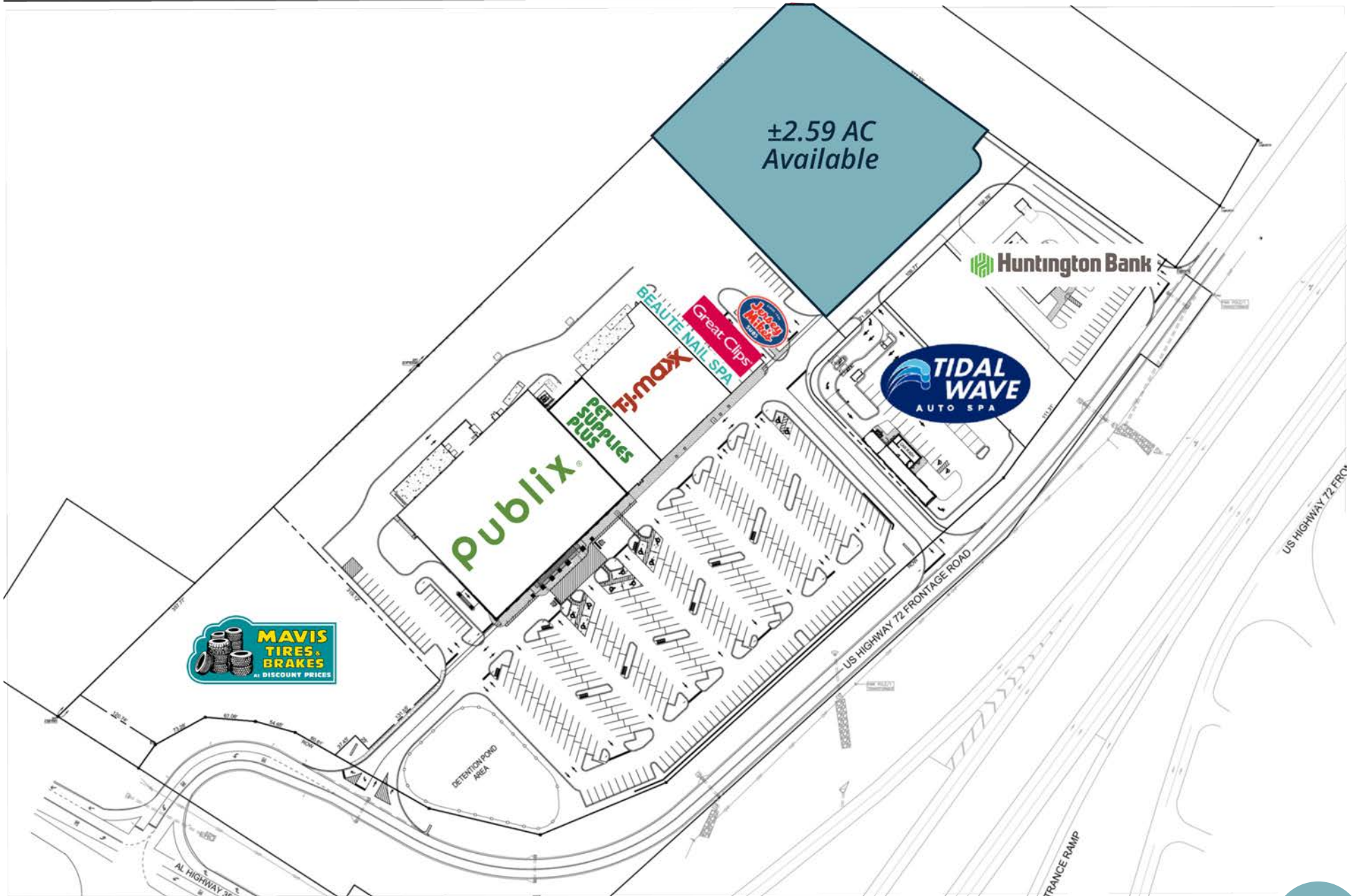


## About the Property

- ±2.59 AC outparcel opportunity adjacent to Publix anchored Shops of Scottsboro in Scottsboro, AL
- Prime location within dominant retail corridor, serving a strong regional trade area
- Excellent visibility, access, and exposure to daily retail traffic generated by Publix and surrounding national retailers
- Surrounded by established residential neighborhoods, tourism-driven traffic, and regional consumer demand
- Rare development opportunity in a high-performing shopping center environment with strong co-tenancy and customer draw

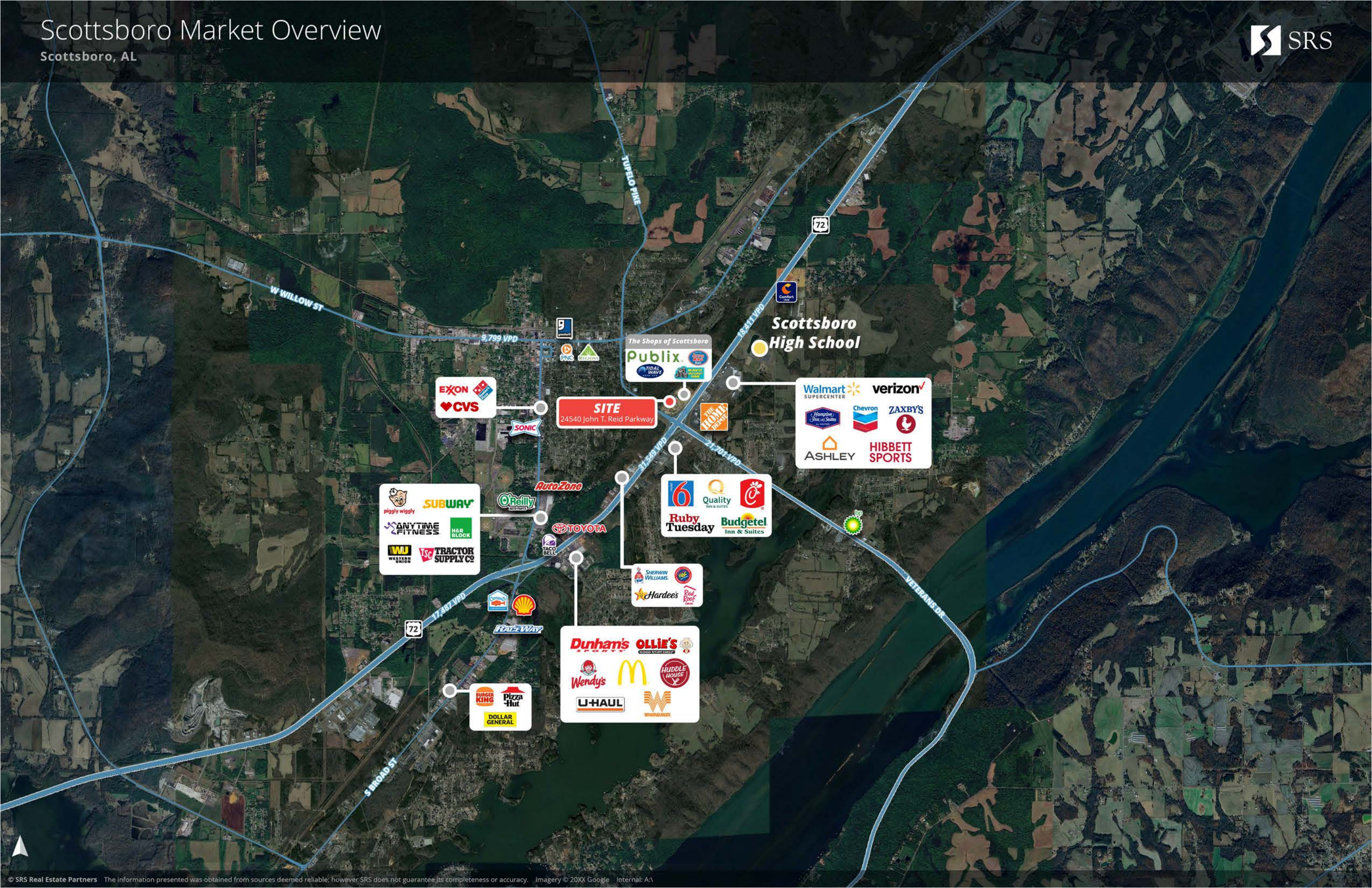
## Join These Retailers





# Scottsboro Market Overview

Scottsboro, AL



**SITE**  
24540 John T. Reid Parkway

Scottsboro High School

EXXON  
CVS

The Shops of Scottsboro  
Publix

Walmart SUPERCENTER  
verizon  
Chevron  
ZAXBY'S  
ASHLEY  
HIBBETT SPORTS

Subway  
ANYTIME FITNESS  
WU WESTERN UNION  
TSC TRACTOR SUPPLY CO

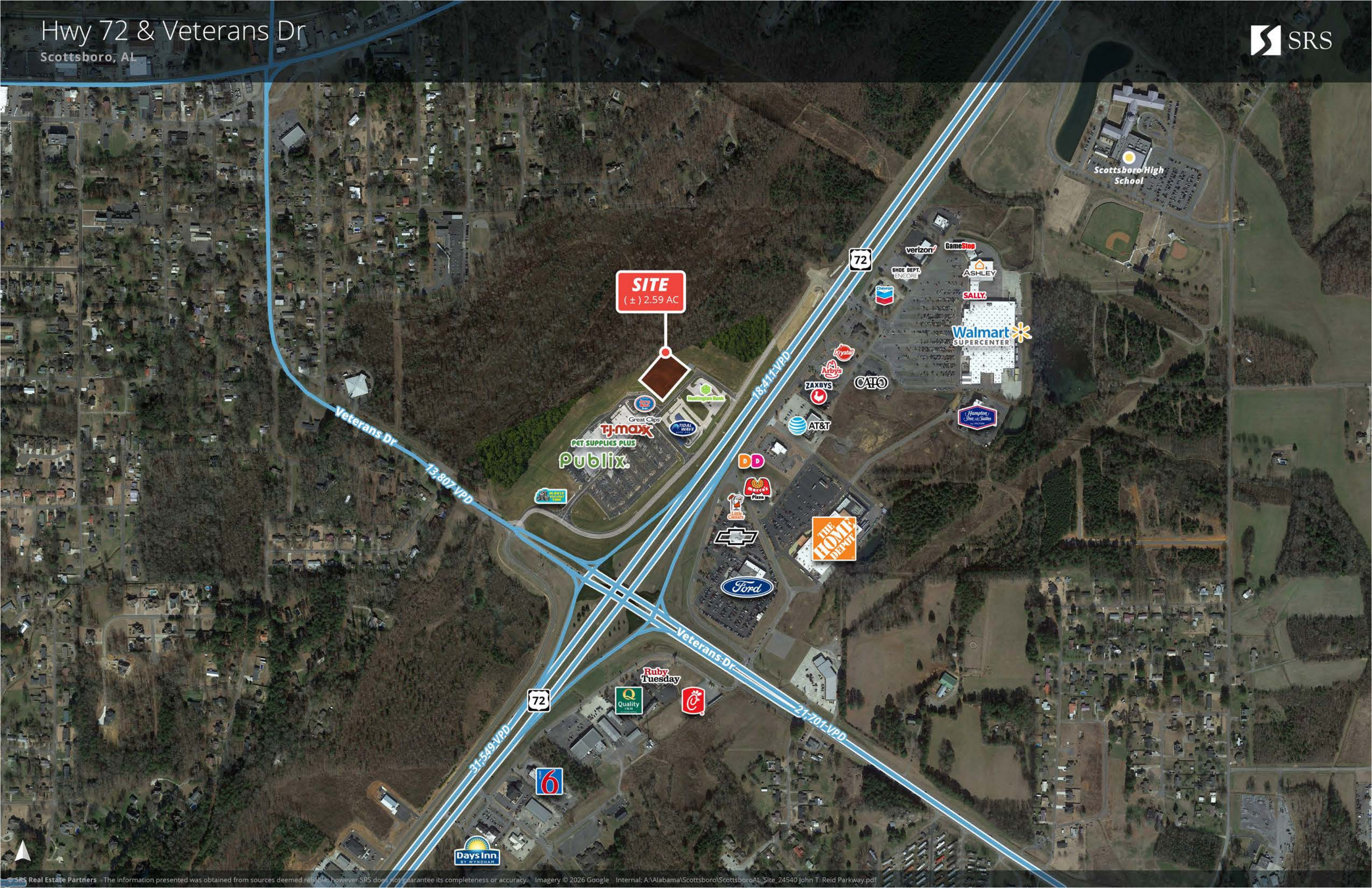
AutoZone  
O'Reilly  
TOYOTA  
TACO BELL

6  
Quality  
Ruby Tuesday  
Budgetel Inn & Suites

Sherwin Williams  
Hardee's  
Red Roof Inn

Dunham's Sports  
OLLIE'S  
Wendy's  
McDonald's  
HUDDLE HOUSE  
U-HAUL  
Wendy's

Burger King  
Pizza Hut  
DOLLAR GENERAL



**SITE**  
(±) 2.59 AC

Veterans Dr  
13,807 VPD

18,411 VPD

31,549 VPD

Veterans Dr  
21,701 VPD



Publix  
PET SUPPLIES PLUS  
T.J. Maxx  
Great Clips

Huntington Bank  
TIDAL WAVE

THE HOME DEPOT

Ford

AT&T

ZAXBY'S

Arby's

verizon

Walmart SUPERCENTER

ASHLEY

SALLY'S

GameStop

SHOE DEPT. ENCORE

CATO

Hampton Inn & Suites

Scottsboro High School



LAKE GUNTERSVILLE

**Scottsboro Commons**

OLLIE'S GOOD STUFF CHEAP | five BELOW | HOBBY LOBBY

Dunham's SPORTS | petsense | DOLLAR TREE

Starbucks | McDonald's | Wendy's | WHATABURGER

**Jackson Square**

TRACTOR SUPPLY CO | H&R BLOCK | home FURNITURE

piggly wiggly | ANYTIME FITNESS | Citizens

SUBWAY | Shell | OneMain Financial

**HIGHWAY 72**  
31,549 VPD

**VETERANS DRIVE**  
21,701 VPD

**VETERANS DRIVE**  
13,807 VPD

Chick-fil-A | fastspace health | Ruby Tuesday

MAVIS TIRES & BRAKES

SITE 2.59 AC

THE HOME DEPOT

Ford

CHEVROLET

Little Caesars | Merco's Pizza

TIDAL WAVE AUTO SPA

DUNKIN'

AT&T | ZAXBYS

CADENCE Bank

**The Shops of Scottsboro**

Publix | TJ-MAXX

PET SUPPLIES PLUS | Great Clips | Jersey Mike's SUBS

Hampton Inn & Suites by HILTON

PAPA JOHN'S | Arby's

Krystal

First Jackson Bank

Chevron

Walmart SUPERCENTER

HIBBETT SPORTS | Franklin Financial | SALLY. | ASHLEY

verizon

**HIGHWAY 72**  
18,411 VPD





The Shops of Scottsboro  
**Publix** **TJ-maxx**  
**PET SUPPLIES PLUS** Great Clips **Jersey Mike's Subs**

**SITE**  
2.59 AC

**MAVIS TIRES & BRAKES**  
at DISCOUNT PRICES

**VETERANS DRIVE**  
13,807 VPD

**TIDAL WAVE**  
AUTO SPA

**CADENCE**  
Bank

**HIGHWAY 72**  
31,549 VPD

**FAMILY**

**Quality INN & SUITES**

**Ruby Tuesday**

**Little Caesars**

**Marco's Pizza**

**DUNKIN'**

**CHEVROLET**

**Ford**

**VETERANS DRIVE**  
21,701 VPD

**Chick-fil-A**

**fastpacehealth**

**THE HOME DEPOT**





## Area Snapshot

### 1 MILE

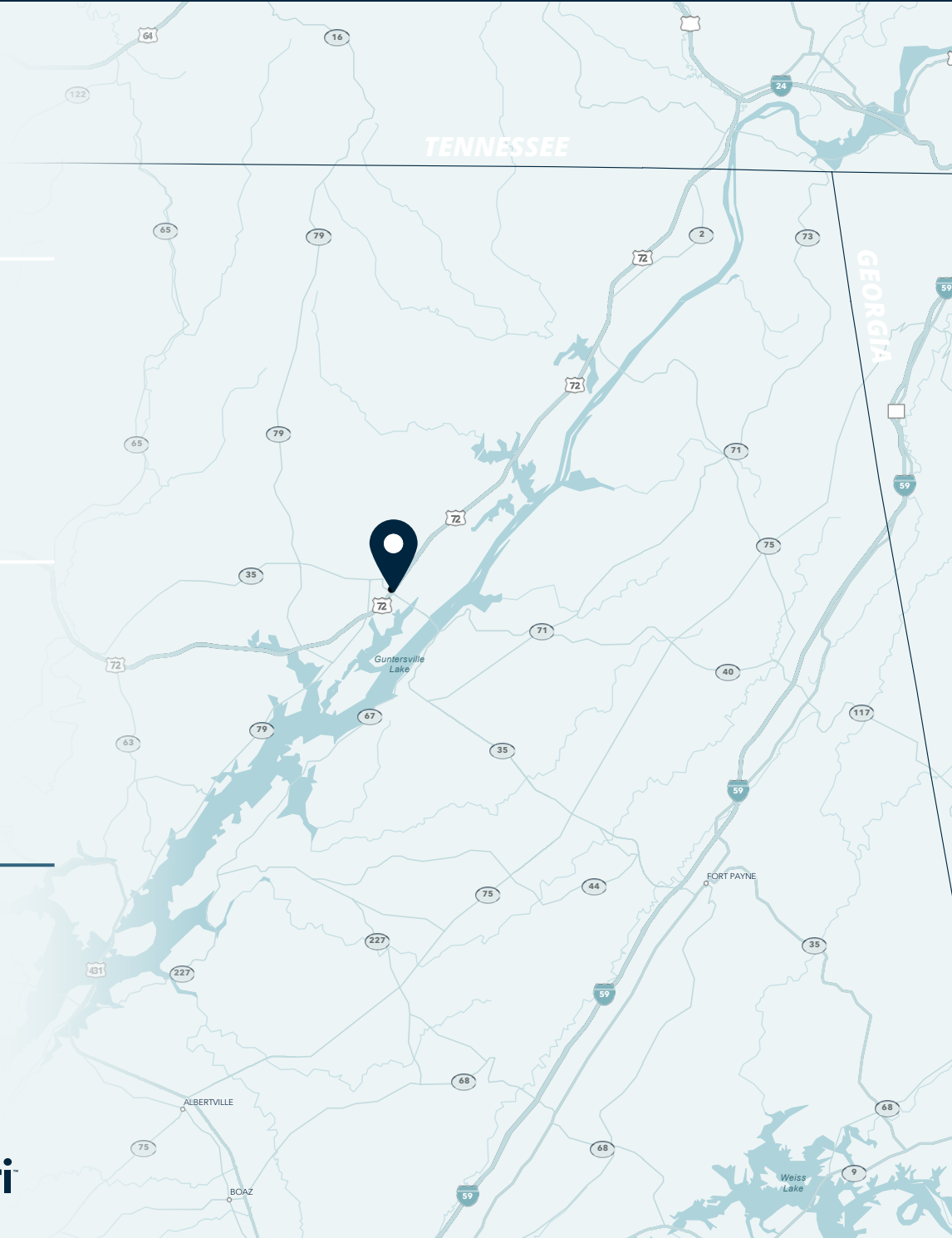
<b>2,708</b> Population	<b>4,199</b> Total Daytime Population	<b>\$79,739</b> Average Household Income	<b>1,259</b> Total Households
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### 3 MILES

<b>10,670</b> Population	<b>16,933</b> Total Daytime Population	<b>\$75,023</b> Average Household Income	<b>4,669</b> Total Households
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### 5 MILES

<b>15,736</b> Population	<b>21,257</b> Total Daytime Population	<b>\$76,935</b> Average Household Income	<b>6,833</b> Total Households
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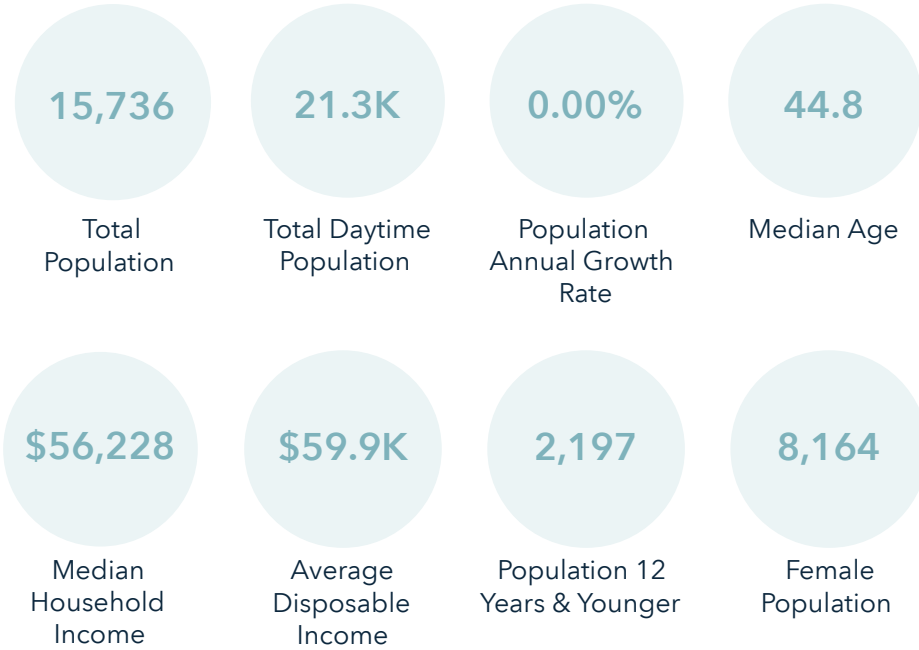


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

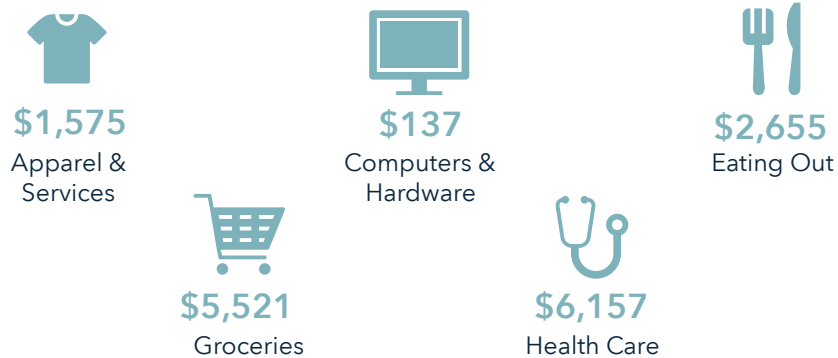


## Ring of 5 Miles

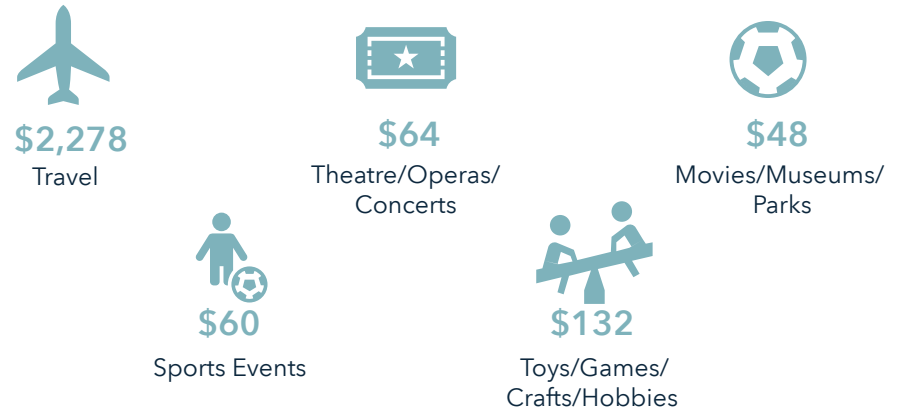
### Key Facts



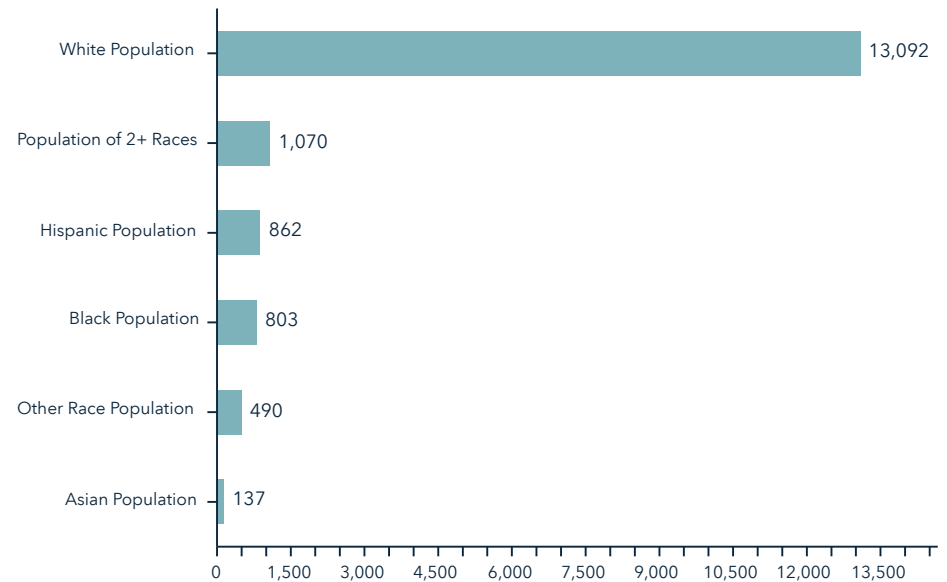
### Annual Household Spending



### Annual Lifestyle Spending



### Race

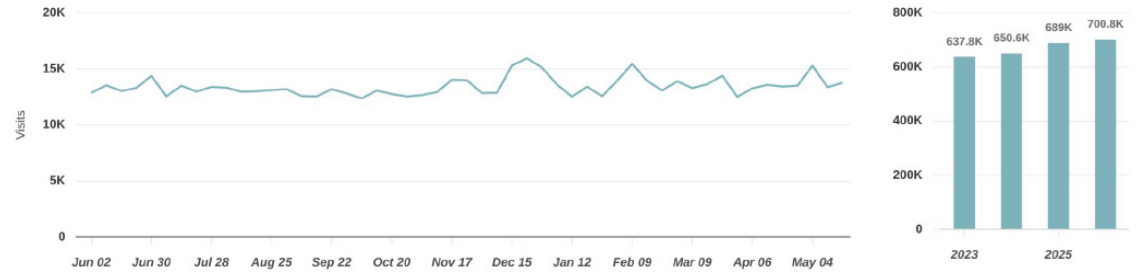




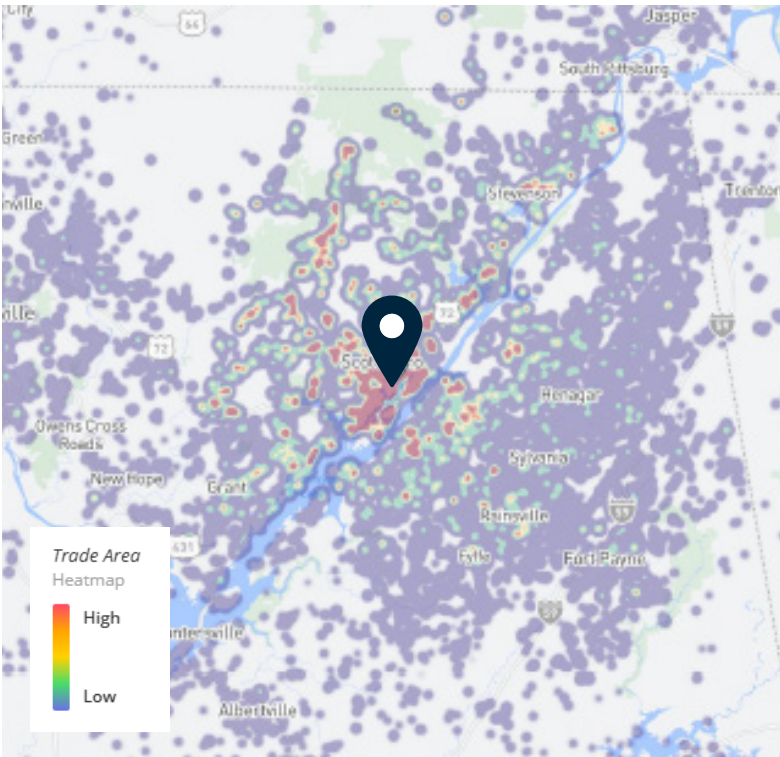
## Data for 05/30/2025 - 05/29/2026



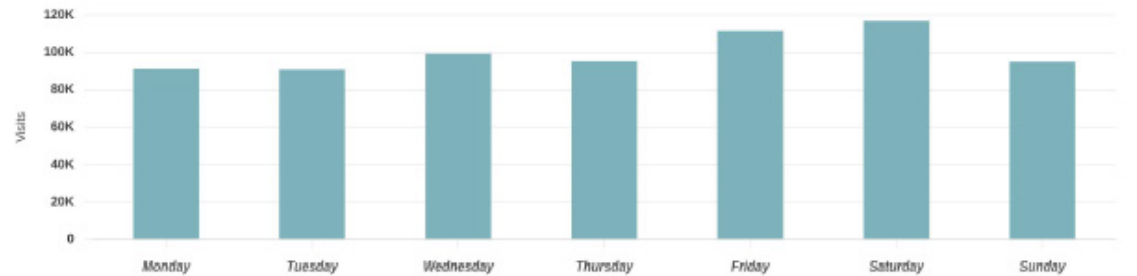
### VISITS TREND



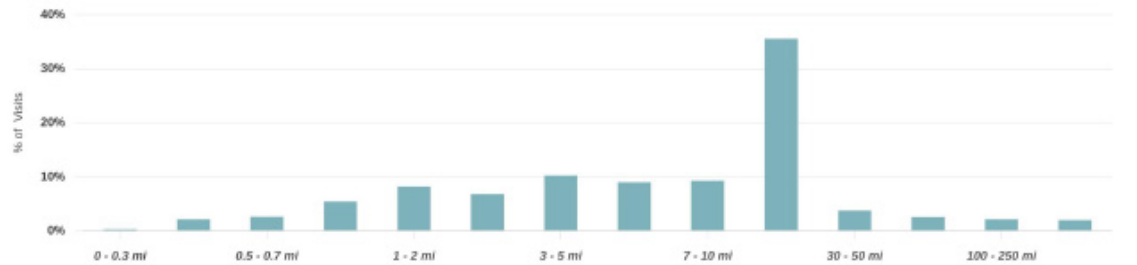
### TRADE AREA



### DAILY VISITS



### TRADE AREA COVERAGE BY DISTANCE





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**SRS REAL ESTATE PARTNERS**

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