

+/- 2.10 AC PARCEL

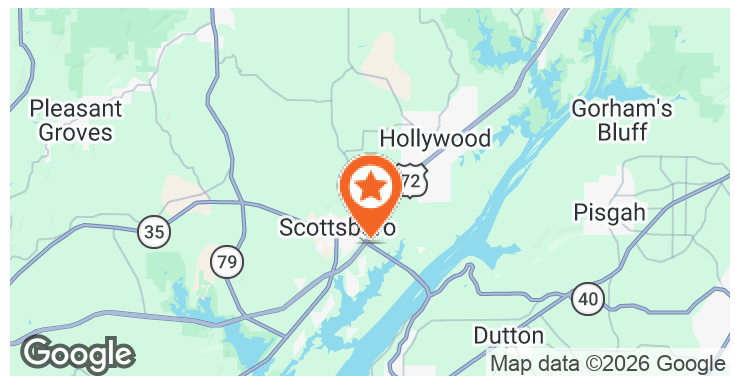
FOR LEASE

VETERANS DRIVE & MICAH WAY, SCOTTSBORO, AL 35768



LOCATION DESCRIPTION

Situated at the intersection of US Highway 72 and AL Highway 35, this location offers convenient access to a variety of amenities and points of interest. Tenants will benefit from the adjacent retail and dining options. Virtually all commerce in this bustling lakeside community funnels through this intersection. US Highway 72 connects Scottsboro to the nearby cities of Huntsville and Chattanooga. Ideally located on the banks of the Tennessee River and Lake Guntersville, this scenic community is strategically positioned for growth.



PROPERTY HIGHLIGHTS

- Most heavily trafficked intersection in Jackson County, with more than 53,000 VPD using Highways 72 & 35
- Signalized corner parcel with shared access to Home Depot & Walmart Supercenter
- Nearby retailers include Chick-fil-a, Publix, TJ Maxx, Dunkin Donuts and Zaxby's
- Landlord will consider Build To Suit
- Call broker for pricing



DEMOGRAPHICS 5 MILES 10 MILES 20 MILES

POPULATION	16,128	26,619	77,170
DAYTIME POPULATION	21,401	29,009	67,982
HOUSEHOLDS	7,019	11,360	32,052
AVERAGE HH INCOME	\$77,541	\$76,075	\$72,869



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