

FOR LEASE



115 MCS Blvd | Sylacauga, AL 35150

**MARBLE CITY SQUARE | 1,850-5,500 SF, and
4 OUTPARCELS RANGING FROM 1.0-3.5 ACRES**

SVN | Second Story Real Estate Management

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A Development By:



LEASING DETAILS

MARBLE CITY SQUARE

Available Space 1

- **Available SF:** 1,850 SF

Available Space 2

- **Available SF:** 5,500 SF

Outparcels

- **Lease Rate:** TBD
- **Sizes AC:**
 - 1.0 AC
 - 1.20 AC
 - 3.16 AC
 - 3.50 AC



LOCATION SUMMARY

Marble City Square serves as the primary retail shopping destination for Sylacauga and surrounding Talladega and Coosa County communities.

- **Primary Access:** Direct signalized entrance off the main corridor with easy turn-in access.
- **Trade Area Synergy:** Capitalizes on cross-shopping traffic generated by Publix, Hobby Lobby, and nearby national fast-food and medical operators.

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HIGHLIGHTS

Co-Tenants:

- Hobby Lobby
- Publix
- Rack Room Shoes
- Hibbett Sports
- T.J. Maxx
- Right off Highway 280: AADT - **21,065 VPD**

Outparcel Tenants:

- Fast Pace Health Urgent Care
- Starbucks
- Verizon
- Chick-Fil-A
- Taco Bell



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SITE PLAN

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PROPERTY PHOTOS



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OUTPARCELS

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AERIAL MAP

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DEMOGRAPHICS

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POPULATION

	2 MILES	5 MILES	10 MILES
2020	12,824	19,508	33,784
2025	12,648	19,153	32,427
2030 Projected	12,721	19,244	32,368
Median Age	42.7	42.9	43.4

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020	5,550	8,358	14,391
2025	5,486	8,218	13,823
2030 Projected	5,511	8,247	13,780

INCOME CHARACTERISTICS

	2 MILES	5 MILES	10 MILES
2025 Average Household	\$58,233	\$63,317	\$72,766
2030 Projected Household	\$59,208	\$64,682	\$74,984



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.





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