



**RETAIL SPACE
FOR LEASE**



RETAIL FOR LEASE

HIGHLY VISIBLE SHOPPING CENTER ON HWY 280

AVAILABLE SPACE: 1,850 SF

115 McS Blvd | Sylacauga, AL



SVN | Second Story Real Estate Management

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A Development By



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LISTING HIGHLIGHTS

- Co-Tenancy
 - Hobby Lobby
 - Publix (Coming 2023)
 - Rack Room Shoes
 - Hibbett Sports
 - Tj Maxx
- Right off Highway 280: AADT - 21,065 VPD
- Outparcel users
 - Fast Pace
 - Starbucks
 - Verizon
 - Chick-Fil-A



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SITE PLAN



AVAILABLE SPACE

Lease Rate: \$25 per SF

Lease Type: NNN

Available SF: Total of 1,850 SF

Year Built: 2018

GROUND LEASE

Lease Rate: TBD

Lease Type: NNN

Available Acres: .85 - 6.65 acres



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DEMOGRAPHICS

Population	2 Mile	5 Mile	10 Mile
2010 Population	8,256	20,296	35,028
2022 Population	7,660	18,997	32,236
Median Age	41.8	41.5	41.9
Households			
2022 Households	3,216	7,777	13,071
2027 Projected Households	3,168	7,675	12,862
Average Household Income	\$55,681	\$60,973	\$59,834

ABOUT HUTTON:

We are tenacious, experienced commercial real estate professionals ready to help you Think Big and Do Big, no matter the obstacles. Whether it's developing, acquiring, constructing a single tenant, shopping center, multi-family or self-storage project, we have the know-how and industry relationships to get projects done.

