

Southgate Shopping Center *Muscle Shoals, Alabama*



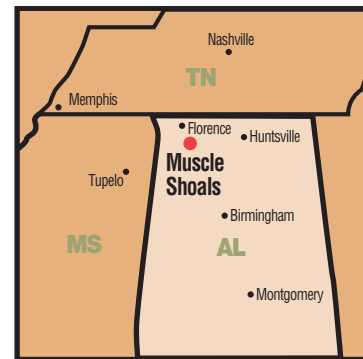
*The Market*

Total Trade  
 Area Population **218,536**  
 Average Household  
 Income **\$44,921**

*Traffic Count*

VPD  
 North of  
 US 43, US 72 and  
 Avalon Avenue **33,150**  
 North of  
 US 43, US 72 and  
 Avalon Avenue **34,536**  
 Avalon Avenue  
 at Center **21,770**

For Leasing Information  
 Contact Allen Schmidt  
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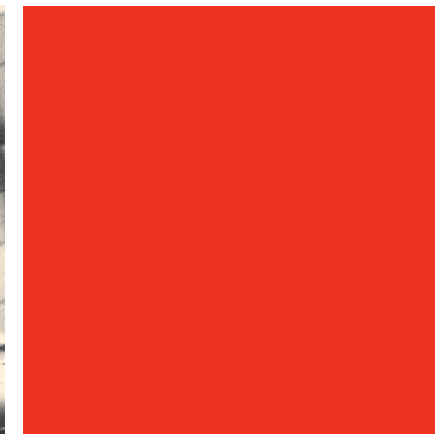
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Southgate Shopping Center

*Muscle Shoals, Alabama*



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# The Center

## Southgate Shopping Center Muscle Shoals, Alabama

### Project Highlights

- Convenient to several large residential and apartment communities.
- Anchored by Wal-Mart SuperCenter.
- Located on Avalon Road, a five lane road, and Woodward Avenue (US Hwy 43/72) where traffic counts exceed 34,530 vehicles per day.
- Located near hospital and medical facilities.
- Southgate Shopping Center is home to the markets only Tractor Supply.
- The retail hub for the tri-city markets of Tusculmbia, Sheffield and Muscle Shoals.
- The market includes 7,885 businesses which employ 81,008 persons.

### The Project

Wal-Mart SuperCenter,  
Tractor Supply, Burkes Outlet,  
Specialty Shops

Total Square Feet **499,110**

