

Hwy 72 & Veterans Dr • Scottsboro, AL 35768

SHOPS OF SCOTTSBORO

2.59 ACRE PAD SITE AVAILABLE - WILL DIVIDE - FOR
PURCHASE, GROUND LEASE, OR BUILD-TO-SUIT

**2.59 ACRE PAD
SITE AVAILABLE**

CONTACT:

BLAKE THOMAS | 205.271.7209 | bthomas@southpace.com



www.southpace.com
205-326-2222

SHOPS OF SCOTTSBORO

The Shops of Scottsboro is a newly developed Publix-anchored shopping center at the intersection of Highway 72 and Veterans Drive. Co-tenants include TJMaxx, Pet Depot, a Boutique Nail Salon, Jersey Mikes and Great Clips. The outparcels for the Shopping Center include Tidal Wave, Cadence Bank, and Mavis Discount Tire. Publix, TJMaxx, and Pet Depot opened in November 2022. The small shop spaces have been delivered and will be opening for business soon. There is one 2.59 acre outparcel available to purchase, ground lease, or build-to-suit that will be delivered pad-ready with an off-site retention pond.



**2.59 AC
AVAILABLE**

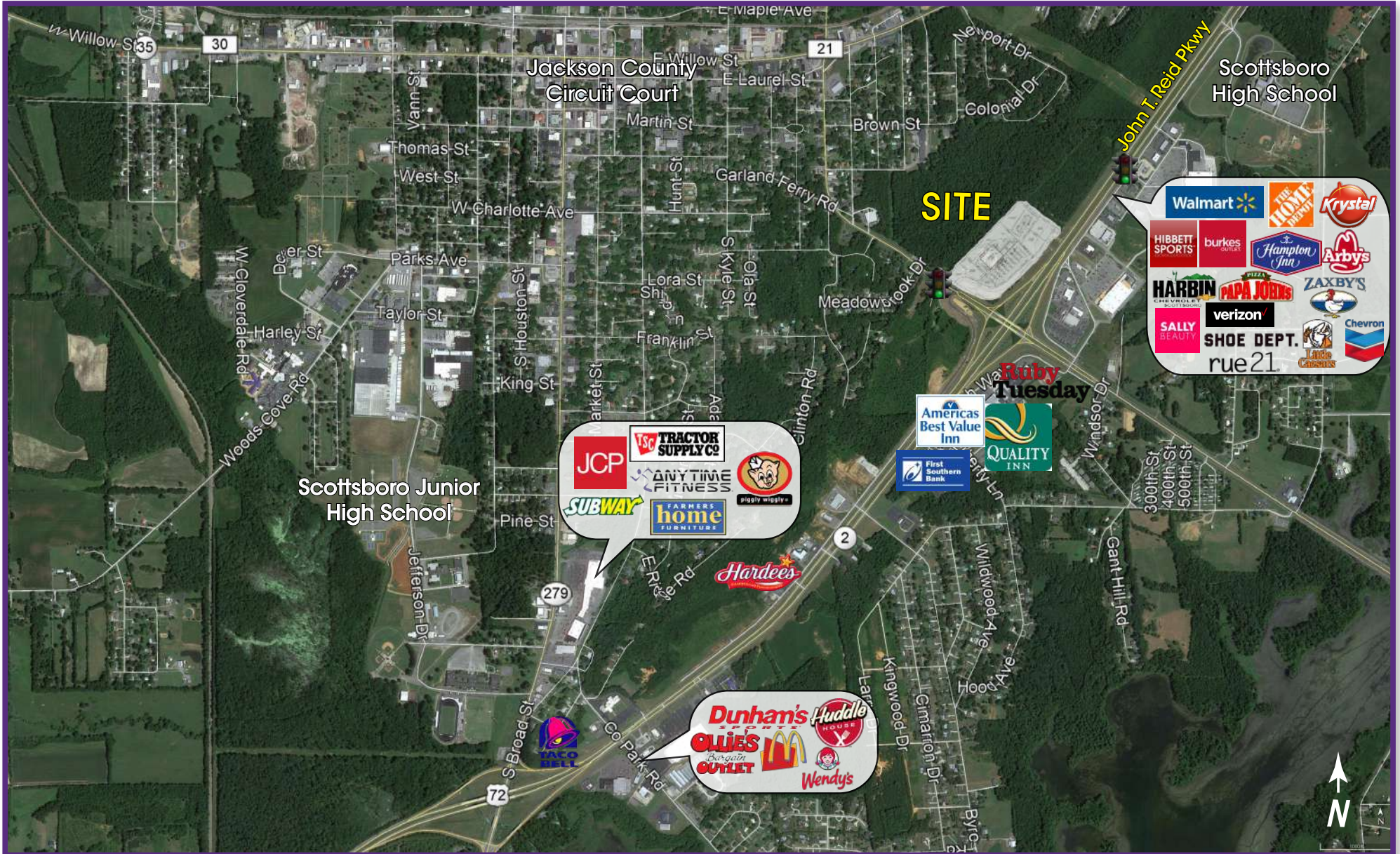
**HIGH
TRAFFIC
COUNTS**

**100% LEASED
RETAIL SPACE**

CONTACT:
BLAKE THOMAS | 205.271.7209 | bthomas@southpace.com

SHOPS OF SCOTTSBORO

MARKET AERIAL



SHOPS OF SCOTTSBORO

SITE PLAN



CONTACT:
BLAKE THOMAS | 205.271.7209 | bthomas@southpace.com

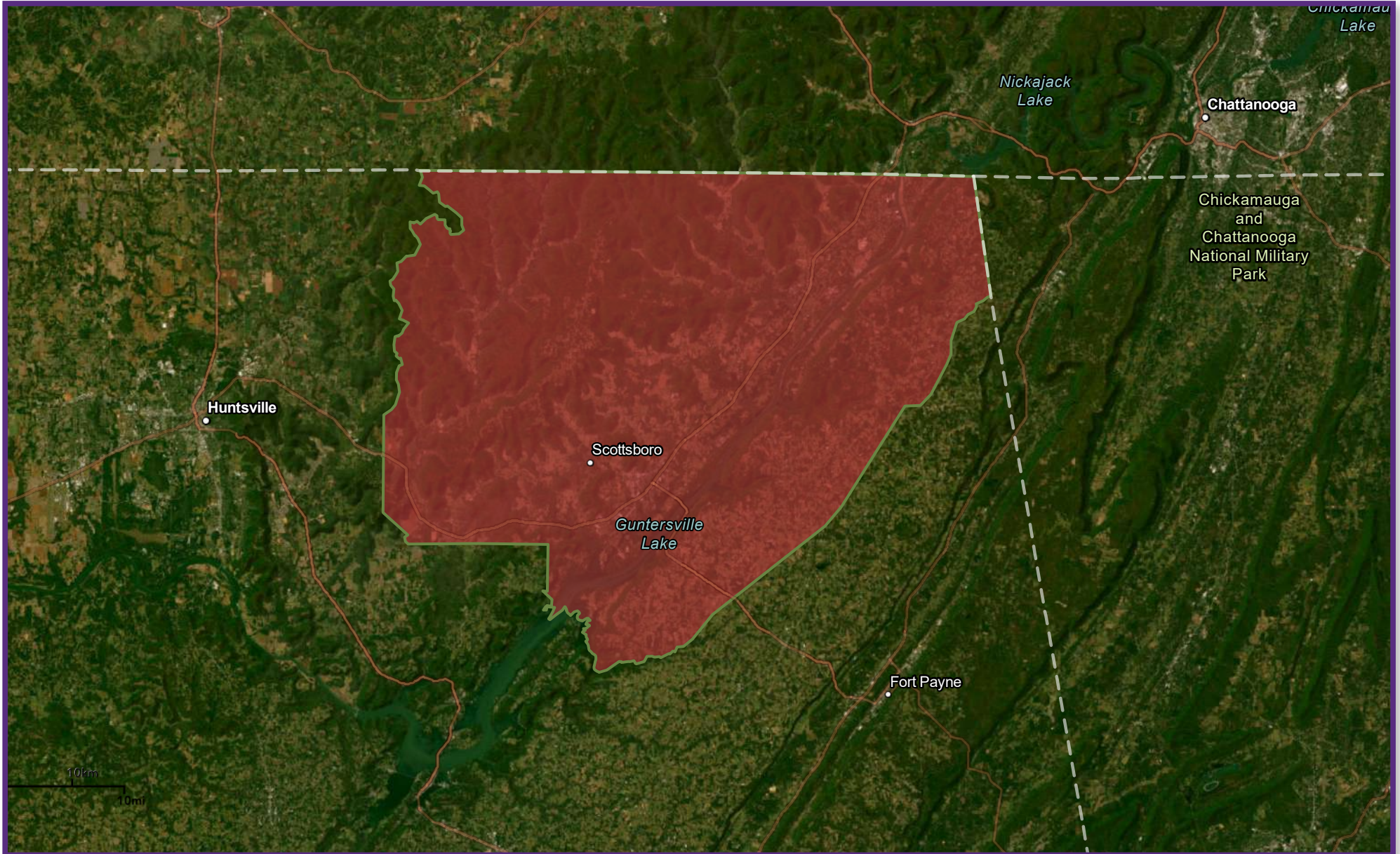
SHOPS OF SCOTTSBORO



CONTACT:
BLAKE THOMAS | 205.271.7209 | bthomas@southpace.com

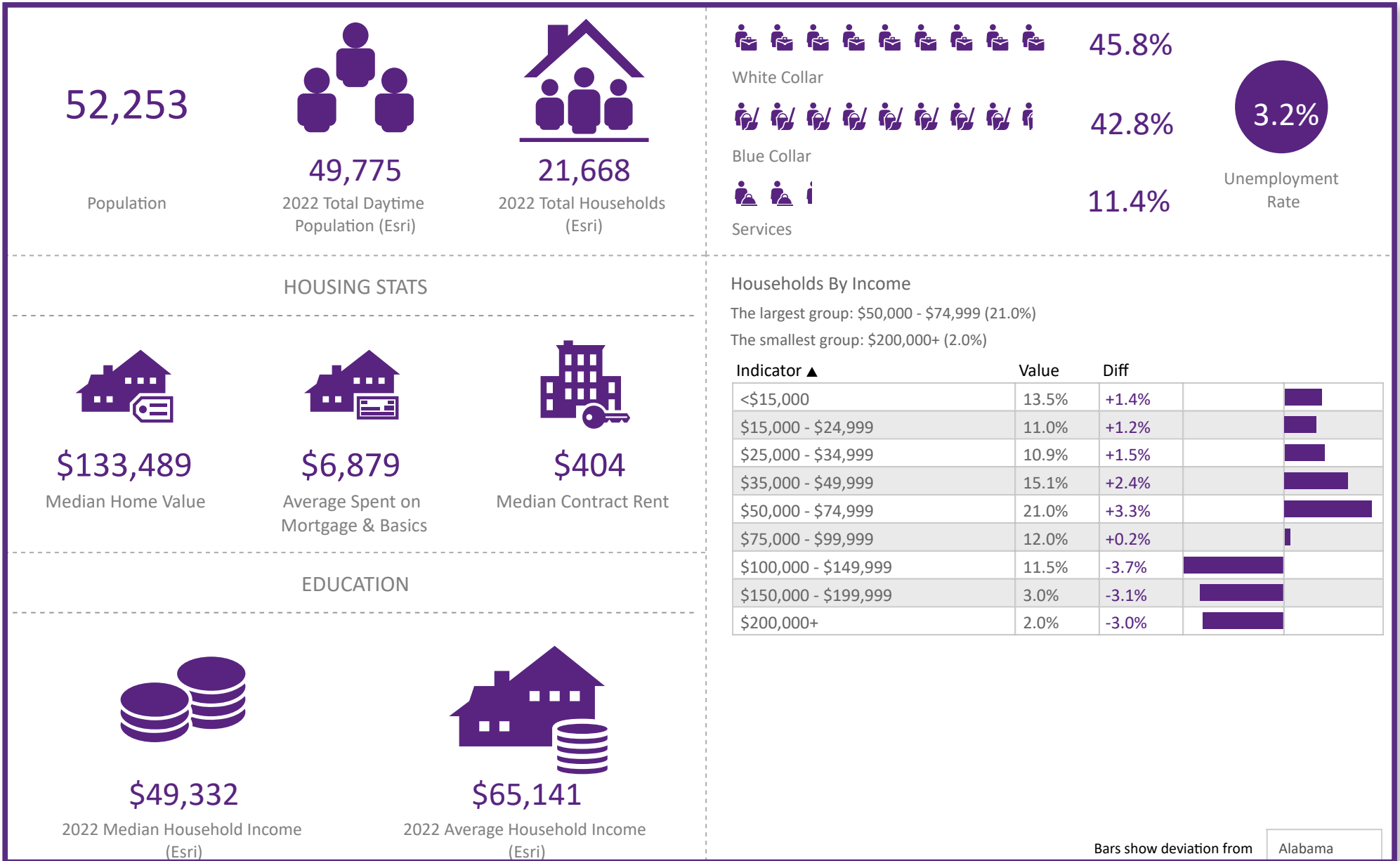
SHOPS OF SCOTTSBORO

JACKSON COUNTY DEMOS



CONTACT:
BLAKE THOMAS | 205.271.7209 | bthomas@southpace.com

JACKSON COUNTY DEMOS



HOUSING STATS

\$133,489
Median Home Value

\$6,879
Average Spent on Mortgage & Basics

\$404
Median Contract Rent

Households By Income
The largest group: \$50,000 - \$74,999 (21.0%)
The smallest group: \$200,000+ (2.0%)

Indicator ▲	Value	Diff
<\$15,000	13.5%	+1.4%
\$15,000 - \$24,999	11.0%	+1.2%
\$25,000 - \$34,999	10.9%	+1.5%
\$35,000 - \$49,999	15.1%	+2.4%
\$50,000 - \$74,999	21.0%	+3.3%
\$75,000 - \$99,999	12.0%	+0.2%
\$100,000 - \$149,999	11.5%	-3.7%
\$150,000 - \$199,999	3.0%	-3.1%
\$200,000+	2.0%	-3.0%

EDUCATION

\$49,332
2022 Median Household Income (Esri)

\$65,141
2022 Average Household Income (Esri)

Bars show deviation from Alabama