



retail SPECIALISTS




FOR LEASE

VALLEY BEND

2742 CARL T JONES DRIVE SE, HUNTSVILLE, ALABAMA 35802



- Located in Jones Valley, Huntsville’s dominant regional retail destination, at the intersection of Carl T Jones Drive and Four Mile Post Road
- Situated in the heart of Huntsville’s affluent residential neighborhoods with excellent demographics and high visibility with a diverse tenant lineup
- **ANCHORS** Target, AMC Theatres, Dick’s Sporting Goods, Hobby Lobby, Marshalls
- **GLA** 776,654 SF
- **AVAILABLE** Suites ranging from 1,000 - 30,000 +/- SF

 POPULATION	 AVG HH INCOME	 TRAFFIC
136,594	\$ 81,977	23,800 VPD

*7 MILE RADIUS | SiteWise Pro



SITE PLAN

The property is accessed by four signalized entrances and one right-in/right-out entrance from Carl T Jones Drive as well as five access points along Four Mile Post Road



100	DICK'S SPORTING GOODS	48,282
110	KIRKLAND'S	7,200
112	AVAILABLE	3,200
114	FLEET FEET	6,151
116	AVAILABLE	4,245
118	ANOTHER BROKEN EGG	2,885
120	MEZZA LUNA	4,250
122	FIVE GUYS BURGERS	3,200
124	SALLY BEAUTY SUPPLY	1,600
126	WEIGHT WATCHERS	2,155
130	HOBBY LOBBY	61,510
140	HUNTSVILLE HOSPITAL WELLNESS & SPORTS	25,087
200	BUFFALO WILD WINGS	4,800
202	AVAIL VAPOR	1,600
205	MARSHALLS	30,000
210	MERLE NORMAN	1,600
212	COTTON GIN BOUTIQUE	1,600
214	COLD STONE CREAMERY	1,657
220	PARTY CITY	12,800
225	PIER 1 IMPORTS	10,269
230	SPORTSMANIA	2,370
232	GAMESTOP	1,600
234	FIREHOUSE SUBS	1,600
236	PORTRAIT INNOVATIONS	2,333
240	BARNES & NOBLE	23,221
245	DRESSBARN	7,349
250	AVAILABLE	30,146
255	BED BATH & BEYOND	20,200
260	SHOE CARNIVAL	10,000
280	CLASSY NAILS	4,802
284	PAPA JOHNS	1,600
286	GNC	1,600
288	HEADSTART	1,806
290	PETSMART	19,068
300	YOGURT MOUNTAIN	1,955
302	SCOTTRADE	1,600
304	AVAILABLE	1,600
306	NOTHING BUNDT CAKES	2,000
308	NGENIUS TUTORING	1,600
310	ROOSTERS MEN'S GROOMING	1,600
312	UNCLE MADDIO'S PIZZA	2,793
315	RED ROBIN	6,400
320	LONGHORN STEAKHOUSE	5,524
325	CHILI'S BAR & GRILL	5,723
330	PROGRESS BANK	4,087
335	WELLS FARGO	4,470
340	VERIZON WIRELESS	3,800
345	ZAXBY'S	2,458
350	WENDY'S	3,546
355	WALGREENS	14,490
U-150	AMC THEATRES	108,312
U-270	TARGET	176,162
U-400	KOHL'S	66,748



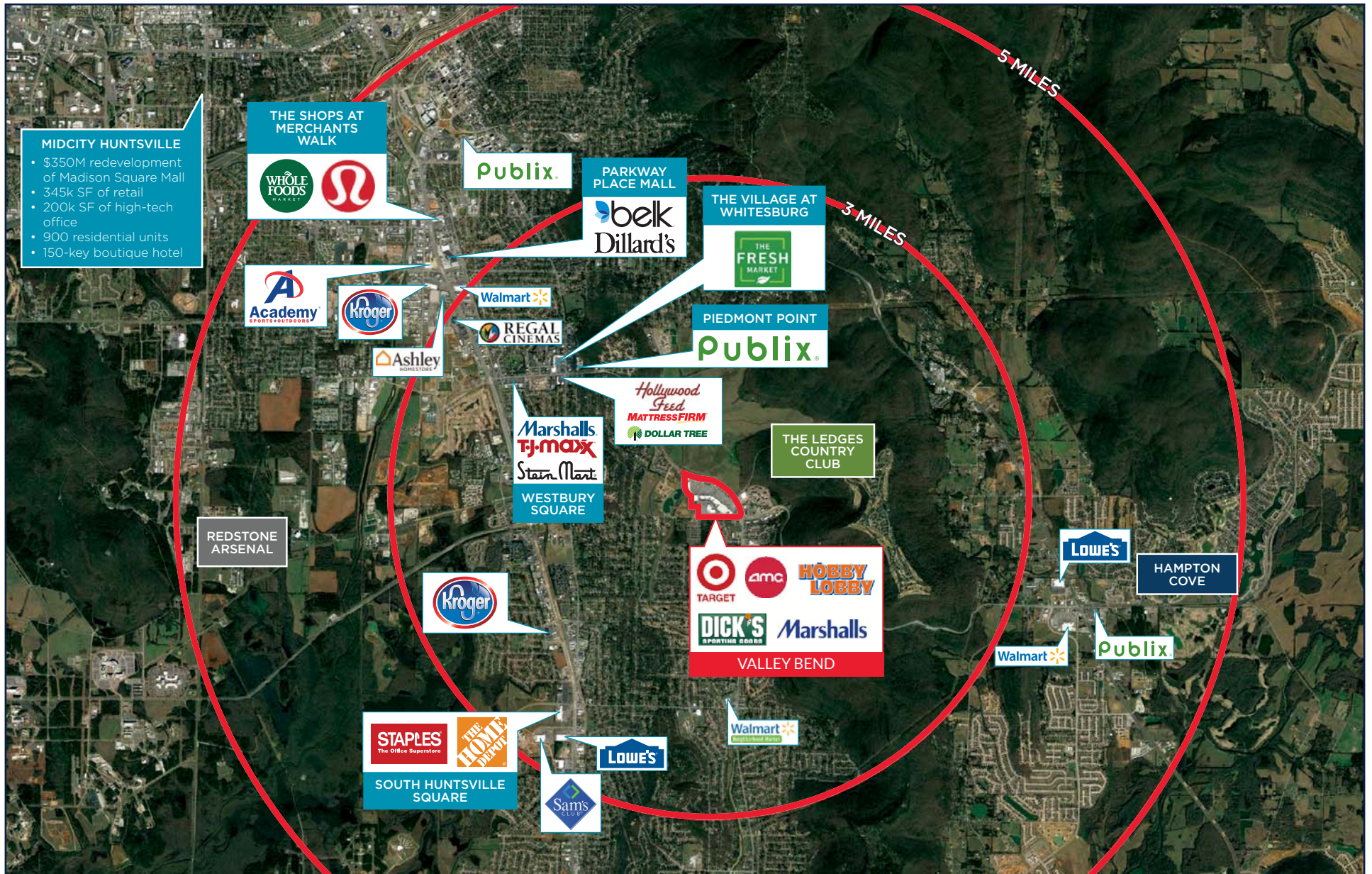
PROPERTY PHOTOS



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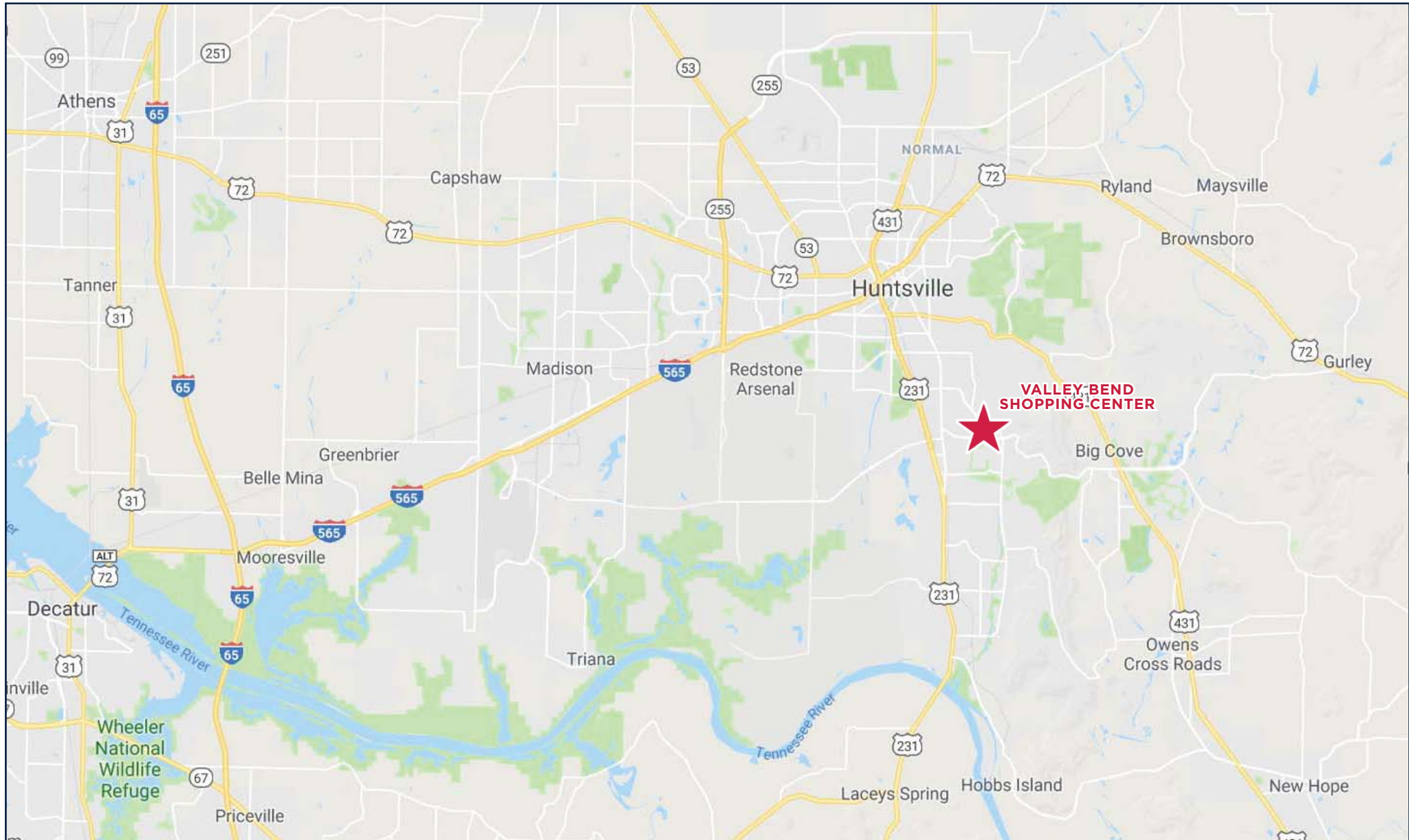
HUNTSVILLE MARKET AERIAL



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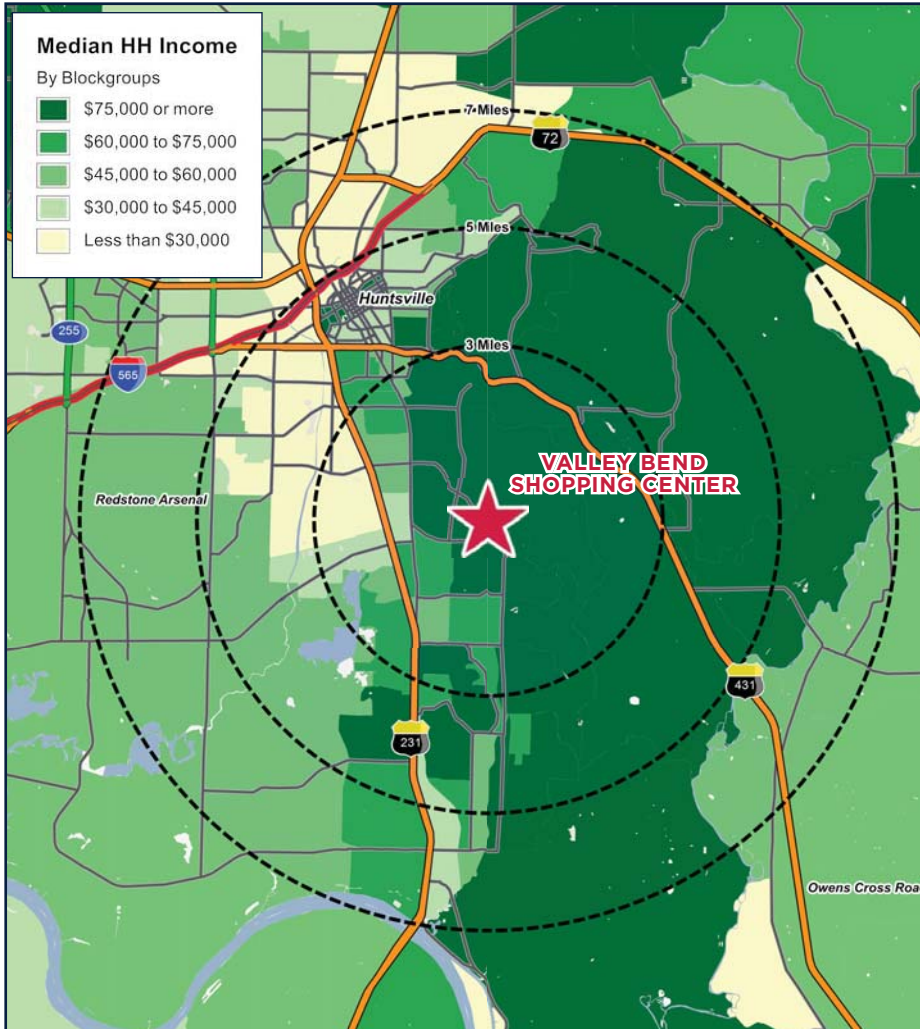


HUNTSVILLE MARKET MAP



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2742 Carl T Jones Dr Se Huntsville, AL		3 Miles	5 Miles	7 Miles
POPULATION	2016 Estimated Population	35,067	92,798	136,594
	2021 Projected Population	36,396	96,234	141,740
	2010 Census Population	34,282	89,038	130,307
	2000 Census Population	32,942	83,214	121,876
	Projected Annual Growth 2016 to 2021	0.8%	0.7%	0.8%
	Historical Annual Growth 2000 to 2016	0.4%	0.7%	0.8%
	2016 Median Age	48	42.5	41.1
HOUSEHOLDS	2016 Estimated Households	16,690	42,076	60,571
	2021 Projected Households	18,184	45,840	66,118
	2010 Census Households	15,493	38,555	55,242
	2000 Census Households	14,675	36,006	51,588
	Projected Annual Growth 2016 to 2021	1.8%	1.8%	1.8%
Historical Annual Growth 2000 to 2016	0.9%	1.1%	1.1%	
INCOME	2016 Estimated Average Household Income	\$101,347	\$88,834	\$81,977
	2016 Estimated Median Household Income	\$78,308	\$69,446	\$64,514
	2016 Estimated Per Capita Income	\$48,262	\$40,492	\$36,692
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.9%	3.0%
	2016 Estimated Some High School (Grade Level 9 to 11)	3.1%	6.2%	7.0%
	2016 Estimated High School Graduate	14.5%	18.2%	20.7%
	2016 Estimated Some College	20.6%	21.2%	22.0%
	2016 Estimated Associates Degree Only	6.7%	7.2%	7.6%
	2016 Estimated Bachelors Degree Only	31.3%	26.7%	24.1%
2016 Estimated Graduate Degree	22.7%	17.7%	15.6%	
BUSINESS	2016 Estimated Total Businesses	1,938	6,221	8,413
	2016 Estimated Total Employees	20,089	67,160	90,957
	2016 Estimated Employee Population per Business	10.4	10.8	10.8
	2016 Estimated Residential Population per Business	18.1	14.9	16.2