retail specialists



Big Springs Village

11521-11655 US Highway 431 Guntersville, AL 35976

NOW LEASING

Walmart Shadow Center in the heart of Guntersville, AL

Sid Knight
sid@retailspecialists.com
205.370.0249

Mac Holman
mholman@retailspecialists.com
205.568.2519







LOCATION OVERVIEW | GUNTERSVILLE, AL

Located in Guntersville, AL along U.S. Hwy 431, primary route between Huntsville and Gadsden, AL.

Adjacent to Super Walmart

Anchored by Belk with national tenants including Dollar Tree, Shoe Dept., Cato, Cici's Pizza.

Draws from population over 90,000, from Huntsville to Gadsden and surrounding areas of Albertville, Boaz and Guntersville.

High traffic flow (± 30,000 VPD) along Route 431.

PROPERTY SUMMARY

ADDRESS:	11521-11655 US Highway 431, Guntersville, AL 35976
GLA:	125,047
YEAR BUILT:	2005/2006
2025 VISITS:	2.3 M - Walmart | Big Springs: 655,800

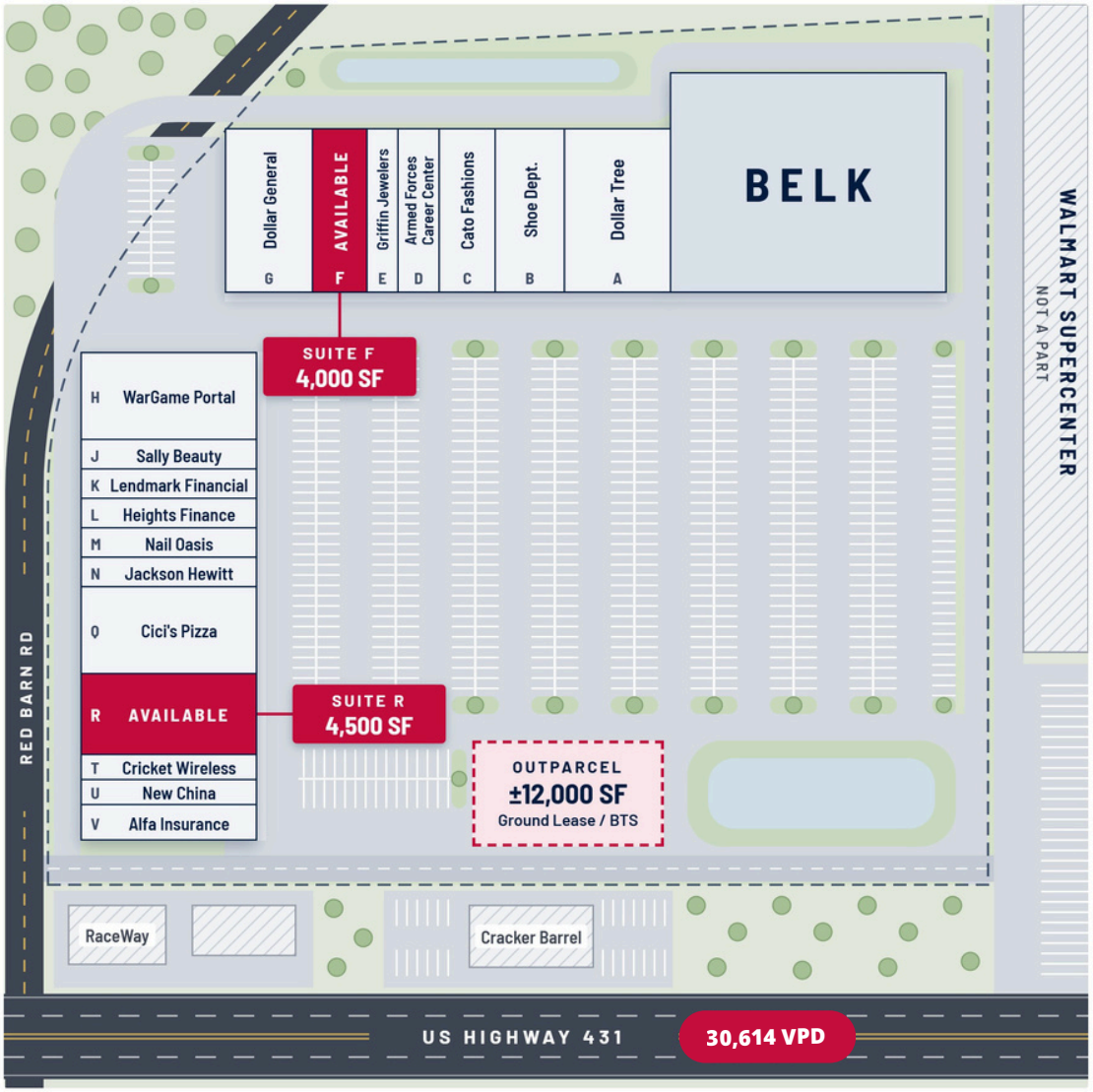
MARKET AERIAL



LOCAL RETAIL AERIAL



SITE PLAN



AVAILABLE FOR LEASE

SUITE F
4,000 SF
Next to Dollar General

SUITE R
4,500 SF
Next to Cici's Pizza

OUTPARCEL
±12,000 SF
Ground lease or BTS

LEGEND
- Available
- Leased
- Outparcel
- Not a part

N

Tenant	Square Footage
Belk	58,344 SF
A - Dollar Tree	11,200 SF
B - Shoe Dept.	5,600 SF
C - Cato Fashions	4,000 SF
D - Armed Forces Career Center	2,400 SF
E - Griffin Jewelers	2,500 SF
F - AVAILABLE	4,000 SF
G - Dollar General	9,014 SF
H - WarGame Portal	4,800 SF
J - Sally Beauty	1,600 SF
K - Lendmark Financial	1,600 SF
L - Heights Finanical	1,600 SF
M - Nail Oasis	1,600 SF
N - Jackson Hewitt	1,600 SF
Q - Cici's Pizza	4,764 SF
R - AVAILABLE	4,500 SF
T - Cricket Wireless	1,400 SF
U - New China	1,400 SF
V - Alfa Insurance	2,100 SF

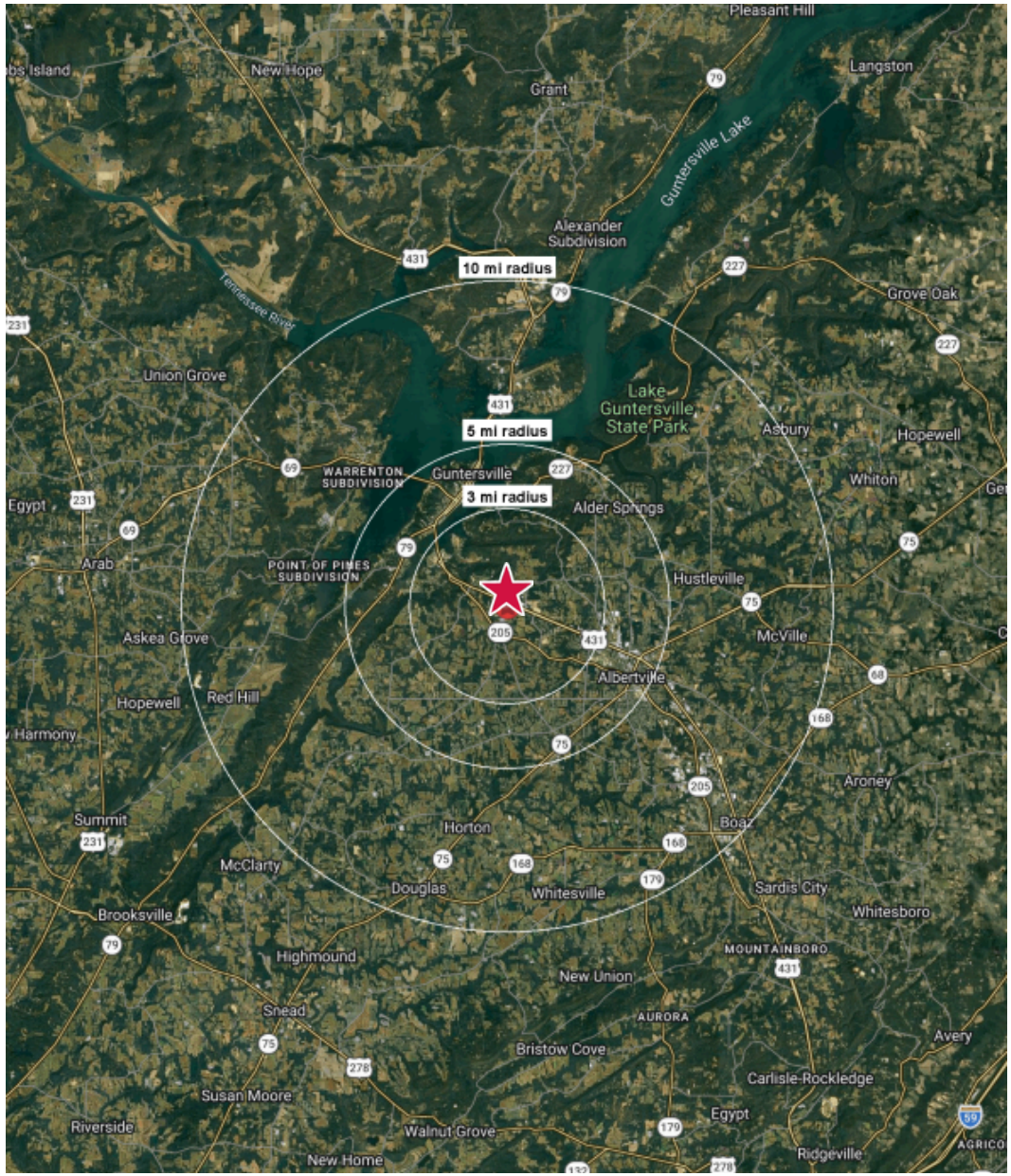
DEMOGRAPHICS

Guntersville, AL, located 45-minutes from Huntsville, is a fast-growing community headlined by Lake Guntersville, the largest lake in Alabama. Many residents of Huntsville have or are moving to Guntersville to enjoy the lake and recreation that Guntersville offers. Guntersville is growing at a rate of 1.73% annually.

	3-MILE RADIUS
Population	9,376
Households	3,607
Median HH Income	$68,994

	5-MILE RADIUS
Population	31,927
Households	11,914
Median HH Income	$70,468

	10-MILE RADIUS
Population	69,754
Households	25,830
Median HH Income	$68,953



ADDITIONAL PHOTOS









retail specialists

2200 Magnolia Ave. South, Suite 100
Birmingham, Alabama 35205

www.retailspecialists.com

CONTACT US

Sid Knight
sid@retailspecialists.com
205.370.0249

Mac Holman
mholman@retailspecialists.com
205.568.2519