



SOUTHGATE PLAZA

14300 US-431
Guntersville, Alabama

PRESENTED BY

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Office/Retail Space



PROPERTY OVERVIEW

Southgate Plaza is situated at the intersection of US Highway 431 and Wyeth Drive in Guntersville, Alabama. This shopping center spans approximately 118,000 square feet of prime retail space and is anchored by major retailers such as Foodland and Big Lots. With its strategic location and anchor tenants, Southgate Plaza provides a highly desirable environment for retail businesses seeking to establish or expand their presence in Guntersville.

DEMOGRAPHICS

POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME
1 Mile 1,337	1 Mile 590	1 Mile \$104,431 (AVG)
3 Mile 8,122	3 Mile 3,437	3 Mile \$90,332 (AVG)
5 Mile 7,885	5 Mile 3,046	5 Mile \$89,930 (AVG)

DAILY TRAFFIC COUNTS

US Hwy 431	29,560 AADT
AL Hwy 79 S	31,089 AADT

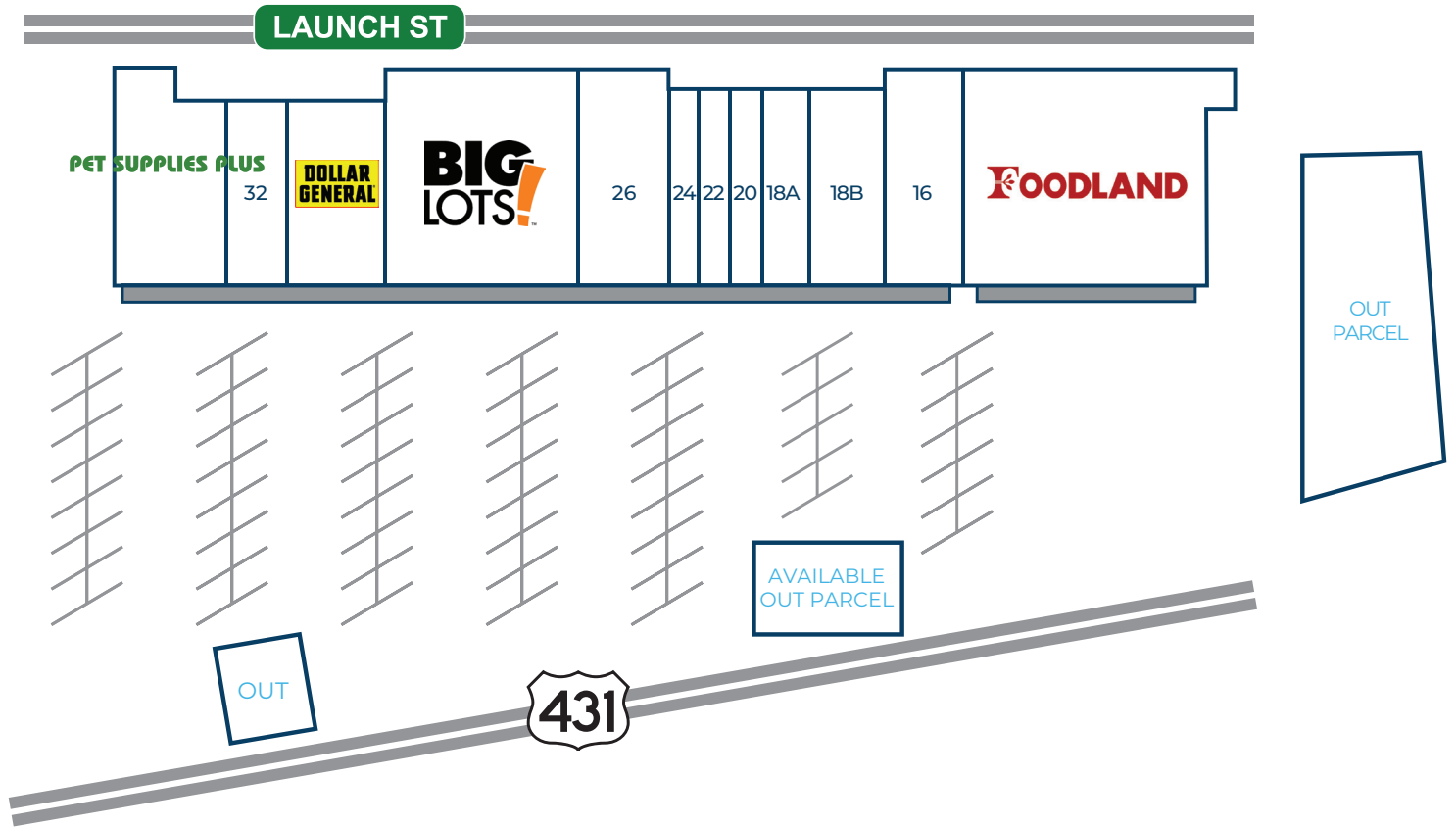


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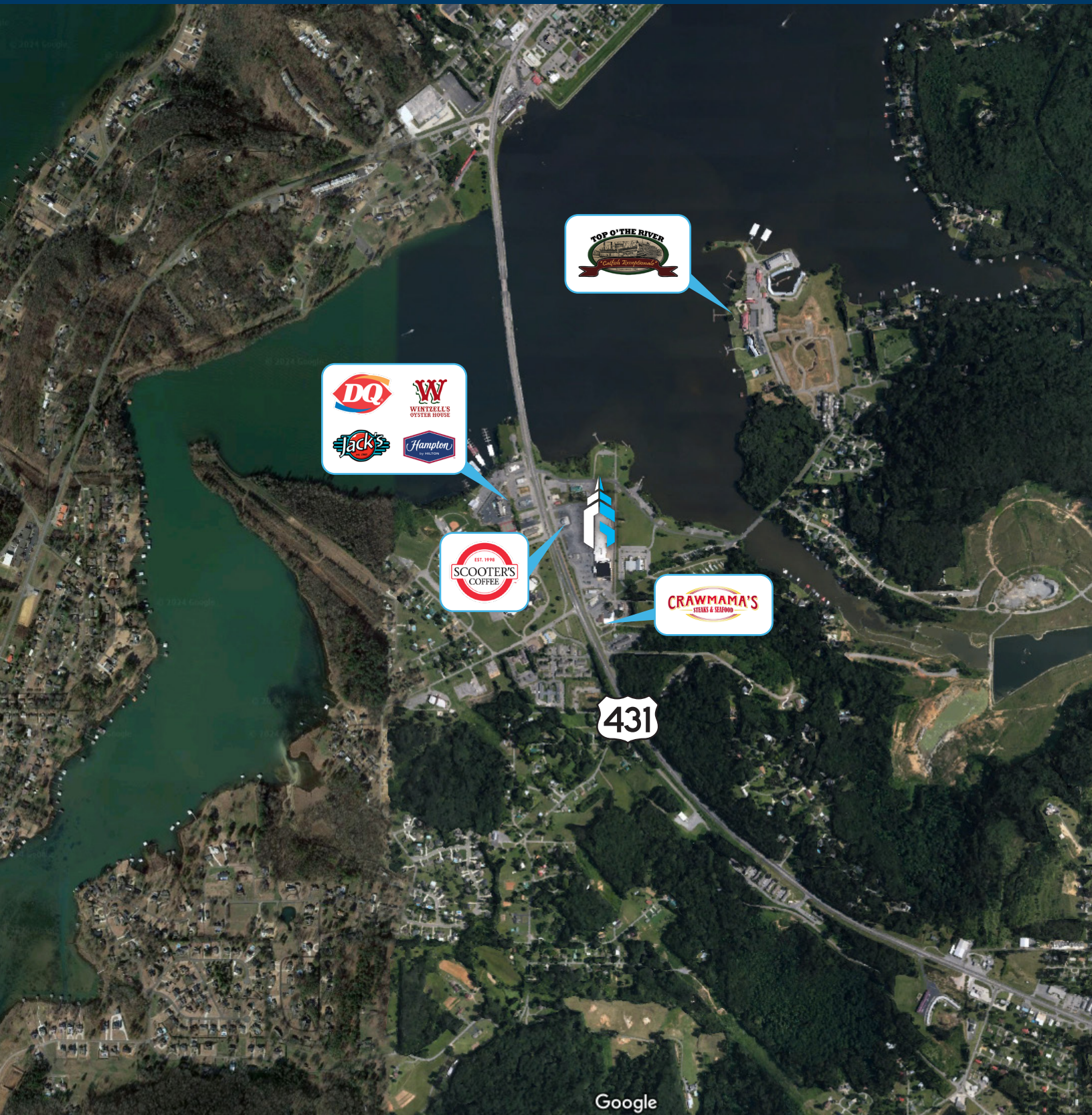
UNIT 36	11,840 SF	UNIT 22	2,100 SF
UNIT 32	3,925 SF	UNIT 20	2,100 SF
UNIT 30	9,600 SF	UNIT 18A	2,500 SF
UNIT 28	29,750 SF	UNIT 18B	5,500 SF
UNIT 26	8,507 SF	UNIT 16	8,475 SF
UNIT 24	2,100 SF	UNIT 14	31,650 SF

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.

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