



## SCOTTSBORO MARKETPLACE

24833 John T. Reid Parkway  
Scottsboro, AL 35766





### Overview

The asset is a 40,560 SF retail center known as Scottsboro Marketplace. The center, 100% occupied by regional and national tenants, is located along John T. Reid Parkway, the area's major East-West thoroughfare in Scottsboro, and is shadow anchored by a 183,000 SF Walmart Supercenter. The center has two entrances located along the parkway, one of which is signalized, and offers great visibility and access to passing vehicles. The combination of Walmart and Burke's Outlet along with the other existing high-caliber retailers creates the best tenant mix in the market. Scottsboro, an increasingly more developed city in northeastern Alabama is the regional commercial focal point for Northeast Alabama, and lies 40 miles southeast of the booming technological city of Huntsville, AL.

Scottsboro has experienced steady employment growth since 2004, enjoying one of the lowest unemployment rates in the State of Alabama. In addition, Scottsboro's education system consistently scores above the national average at all grade levels on standardized achievement tests, making this the perfect environment for workers to raise a family. According to "Boomtown USA," Scottsboro is among the top 2.5% of all non-metro towns in the nation and is expected to continue growing at a significant rate. This should continue to drive sales in existing retail centers such as Scottsboro Marketplace









Location

