



# *For Lease*

## **Sand Mountain Marketplace**

Small Shops and Outparcels Available



# Sand Mountain Marketplace

10722 US-431, Albertville, AL 35950

## New Target-Anchored Development

Sand Mountain Marketplace offers an exciting new opportunity for retailers and restaurants to secure their place in a prime commercial center. This new center will have the first ground-up Target to open in Alabama in nearly 20 years, and leases have already been signed with Academy, Burlington, HomeGoods, and more. There are still small shops spaces and outparcels available for the estimated Fall '26 delivery. Contact us for more information.

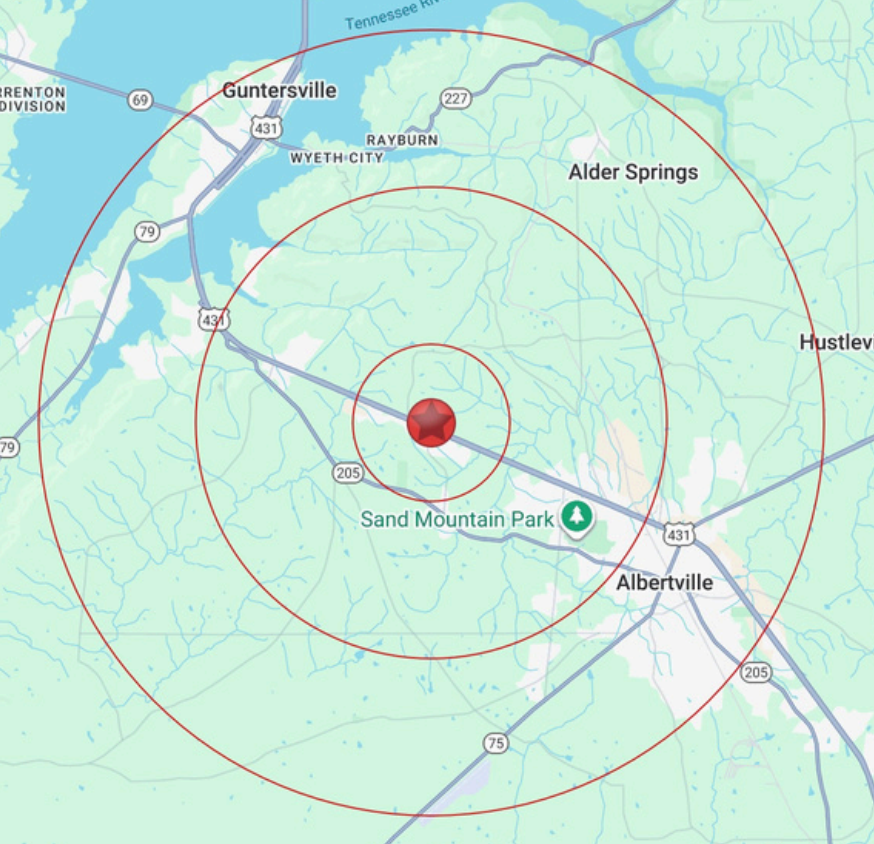
Scheduled Delivery	Q3 2026
Location	Hwy 431 & H T Greer Road
GLA	±250,000 SF
Availability	Small Shops & Outparcels
Pricing	Contact Broker for Pricing Info



# Site Plan







## Estimated Demographics

1 Mile

3 Mile

5 Mile

Total Population	920	10,470	34,925
Total Daytime Population	1,708	12,965	41,898
Median Age	36.5	37.5	37.4
Median Household Income	\$68,324	\$60,298	\$65,176

\* Source: Esri 2025

118,273

Est. 30 min drive time population

31,530

Vehicles per day on Hwy 431 (2024)

\$64,692

Median household income

200,000

Approximate # of visitors to the Sand Mountain Park & Ampitheatre in 2024



# Market Aerial





# Thank you

Contact for more information:

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