



# *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.

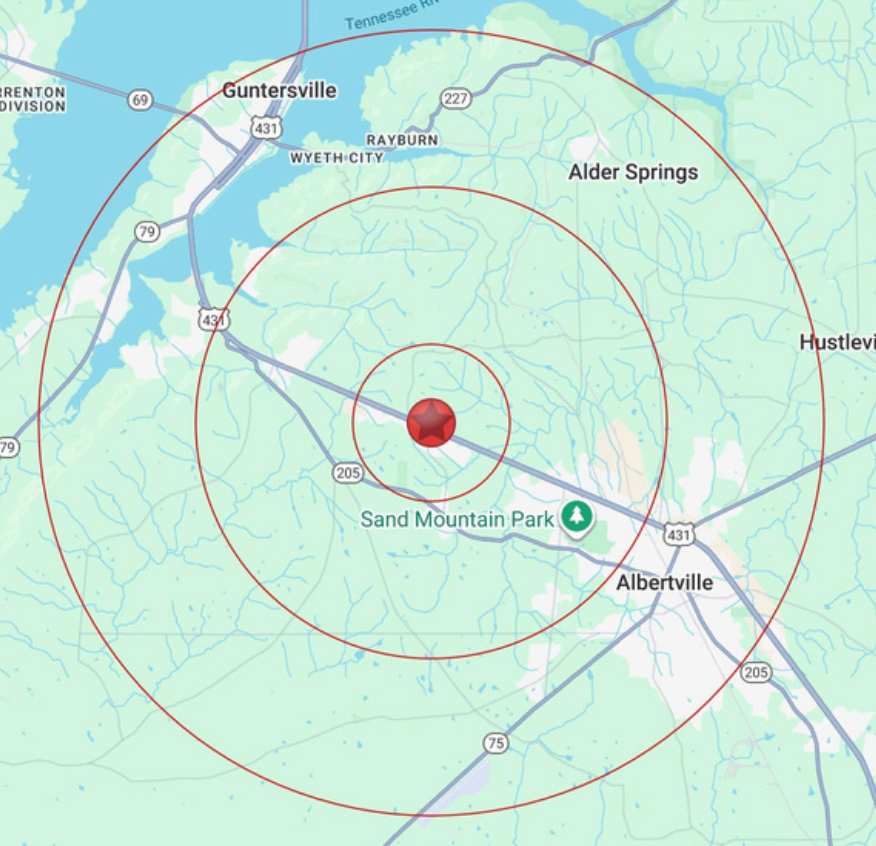
<b>Scheduled Delivery</b>	Q3 2026
<b>Location</b>	Hwy 431 & H T Greer Road
<b>GLA</b>	±250,000 SF
<b>Availability</b>	Small Shops & Outparcels
<b>Pricing</b>	<b>Contact Broker for Pricing Info</b>



# Site Plan



<b>OP 01</b>	1.88 AC Available
<b>Retail 02</b>	3,865 SF Available
<b>OP 03</b>	Leased
<b>7 Brew</b>	Leased
<b>OP 05</b>	1.30 AC Available
<b>Shops H</b>	7,000 SF Available
<b>Burlington</b>	Leased
<b>Academy</b>	Leased
<b>Shops C</b>	8,760 SF Available
<b>Home Goods</b>	Leased
<b>Target</b>	Leased



## Estimated Demographics

1 Mile      3 Mile      5 Mile

	1 Mile	3 Mile	5 Mile
<b>Total Population</b>	920	10,470	34,925
<b>Total Daytime Population</b>	1,708	12,965	41,898
<b>Median Age</b>	36.5	37.5	37.4
<b>Median Household Income</b>	\$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 & Amphitheatre in 2024

# Market Aerial



# Thank you

Contact for more information:

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