



NEW POWER CENTER FOR LEASE

US-431, Albertville, AL 35950

Small Shops and Outparcels Available

PROPERTY HIGHLIGHTS

DELIVERING Q1 2027


SAND MOUNTAIN
MARKETPLACE



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 out parcels available for the estimated Q1 2027 delivery.**



Superior Visibility

Located along US-431 between Sorter Rd and H T Greer Rd (30,000+ VPD)



Easy Ingress and Egress

Multiple access points along US-431, Sorter Rd, and H T Greer Rd



Ample Parking

Over 1,000 surface spaces available throughout center

Excellent National Co-Tenancy

 HomeGoods®

 Burlington



 MATTRESS FIRM®

 Academy
SPORTS+OUTDOORS

SITE PLAN

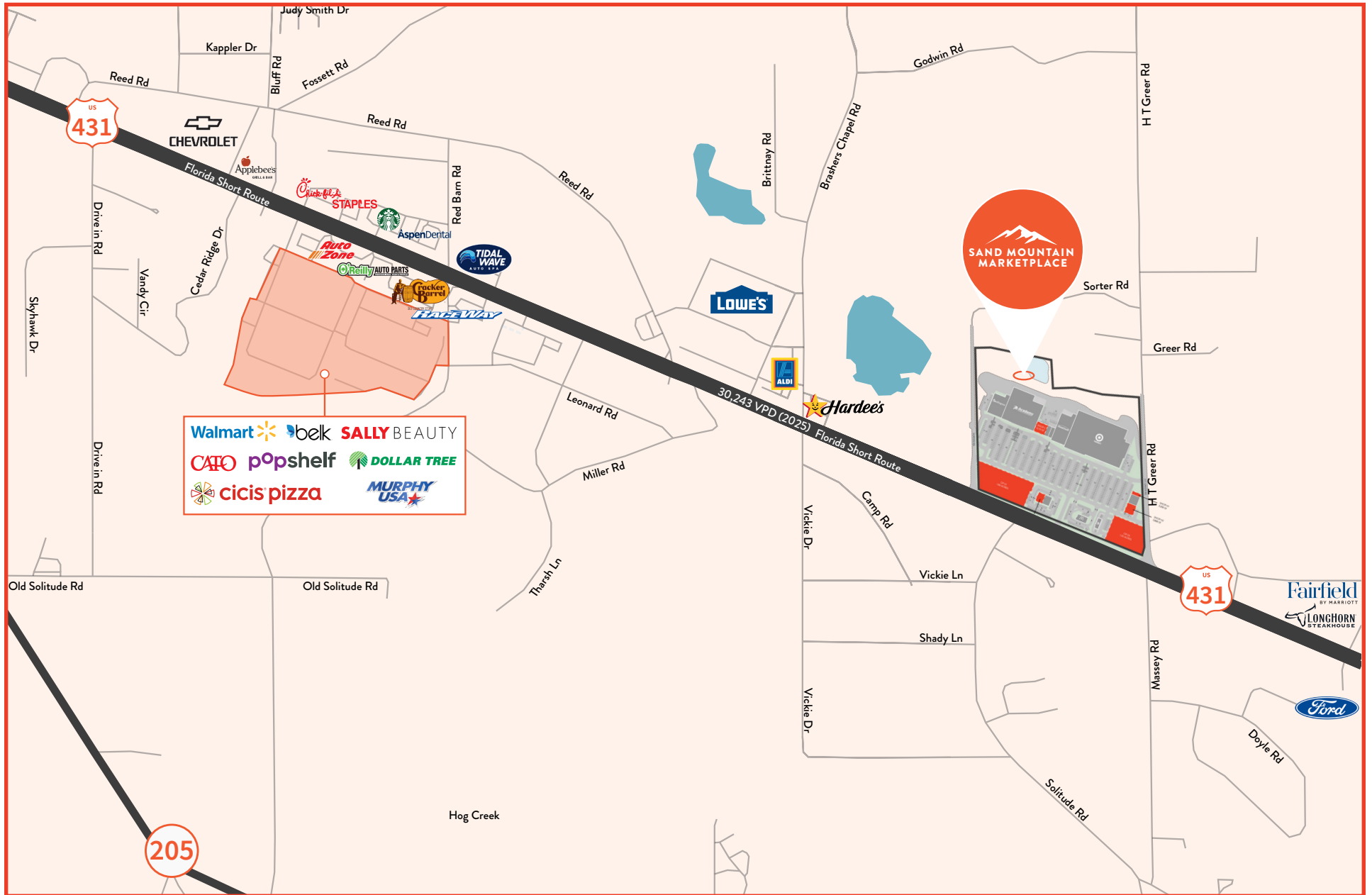


Suite	SF/Availability
OP 01	1.88 AC
Retail 02	3,865 SF
Major A	Leased
Major B	Leased

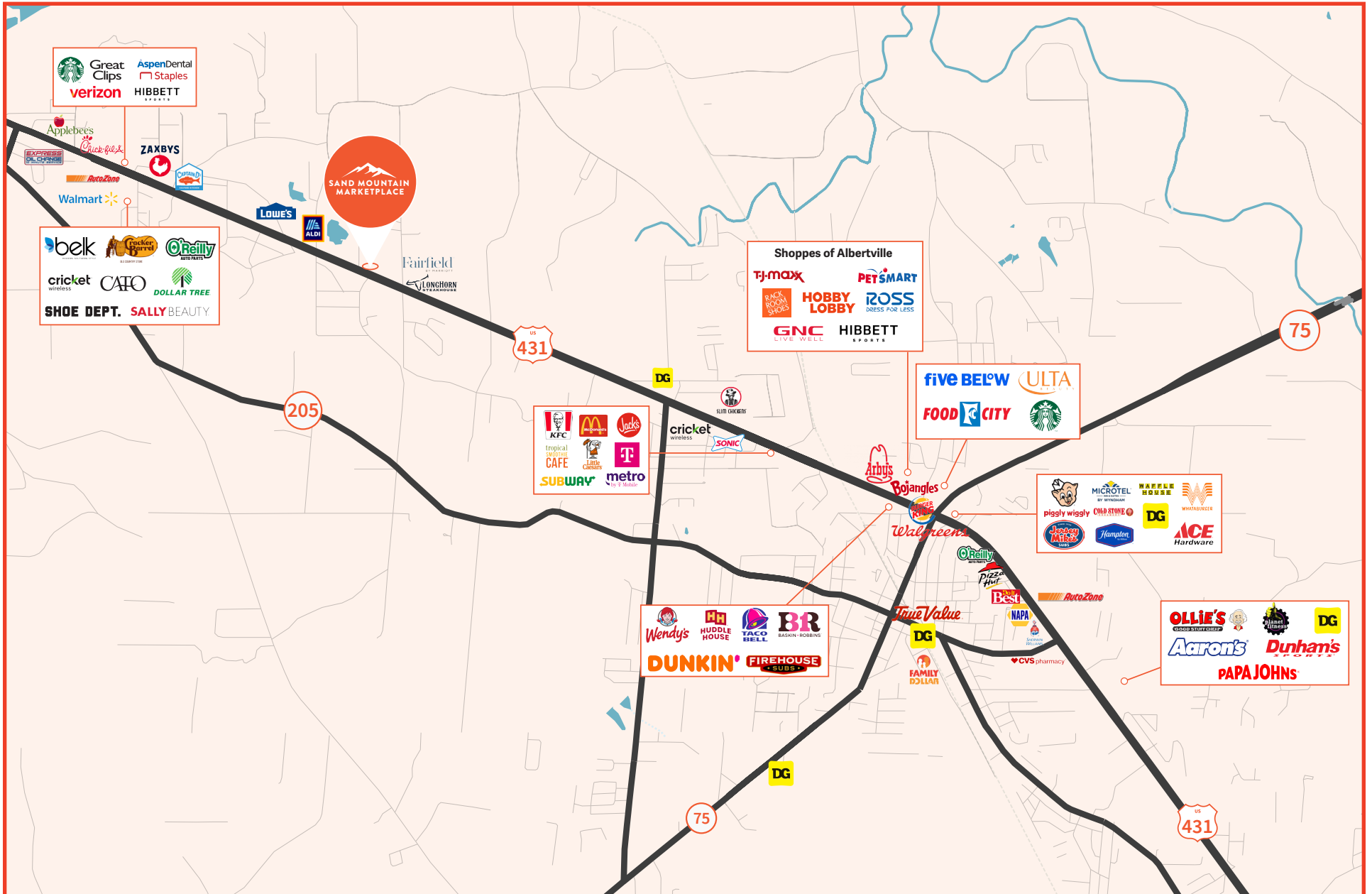
Suite	SF/Availability
Major F	Leased
OP 03	Leased
OP 05	1.30 AC
Shop C	6,110 SF

Suite	SF/Availability
Shops H	Leased
Shop H1	3,200 SF
Shop H2	3,800 SF

DIRECT TRADE AREA

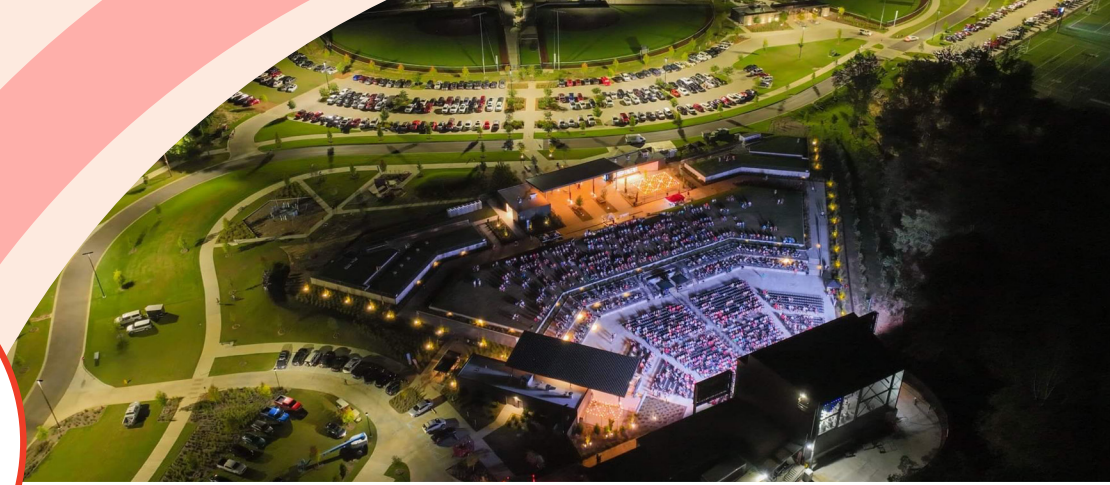


ALBERTVILLE TRADE AREA



WHY ALBERTVILLE?

Tap into a compelling retail environment driven by strong growth and year-round tourism. The area benefits from its close proximity to Sand Mountain Park & Amphitheater—a 130-acre regional destination featuring an aquatic center, waterpark, RV camp, and nationally attended events—as well as Lake Guntersville, a top lake town that attracts thousands of visitors annually for fishing, boating, hiking, and camping. Continued population growth, expanding schools, and ongoing infrastructure and industrial investment further support long-term demand and sustained commercial activity in Albertville.



Within 30 minutes



118,273

Estimated population



44,546

Total households



\$64,692

Median household income



2,000,000+

Annual visitors to Sand Mtn Park & Amphitheater



US-431, Albertville, AL 35950



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