

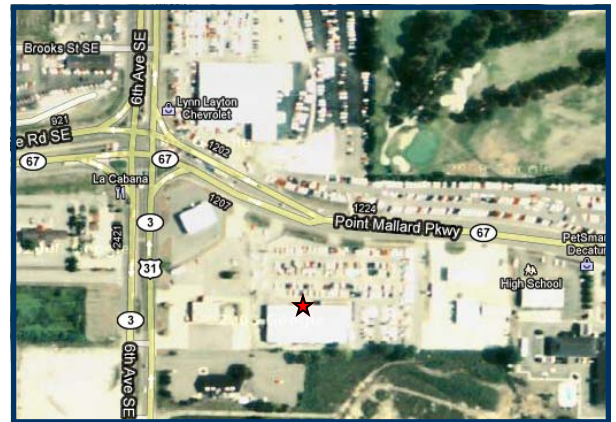
The Crossings of Decatur

Retail space available in Decatur, Alabama



The Crossings of Decatur is a Target anchored power center located in the heart of Decatur, AL on the corner of Beltline Hwy (Hwy 67) and US Highway 31. This Intersection experiences a vehicle per day (VPD) count of nearly 19,000 and continues to increase each year as Decatur and the surrounding North AL area continues to increase in population. There are a variety of shop spaces available ranging from 1,200sf up to 8,000sf.

Please contact Zac Buckley or Wesley Crunkleton for additional information about this property.



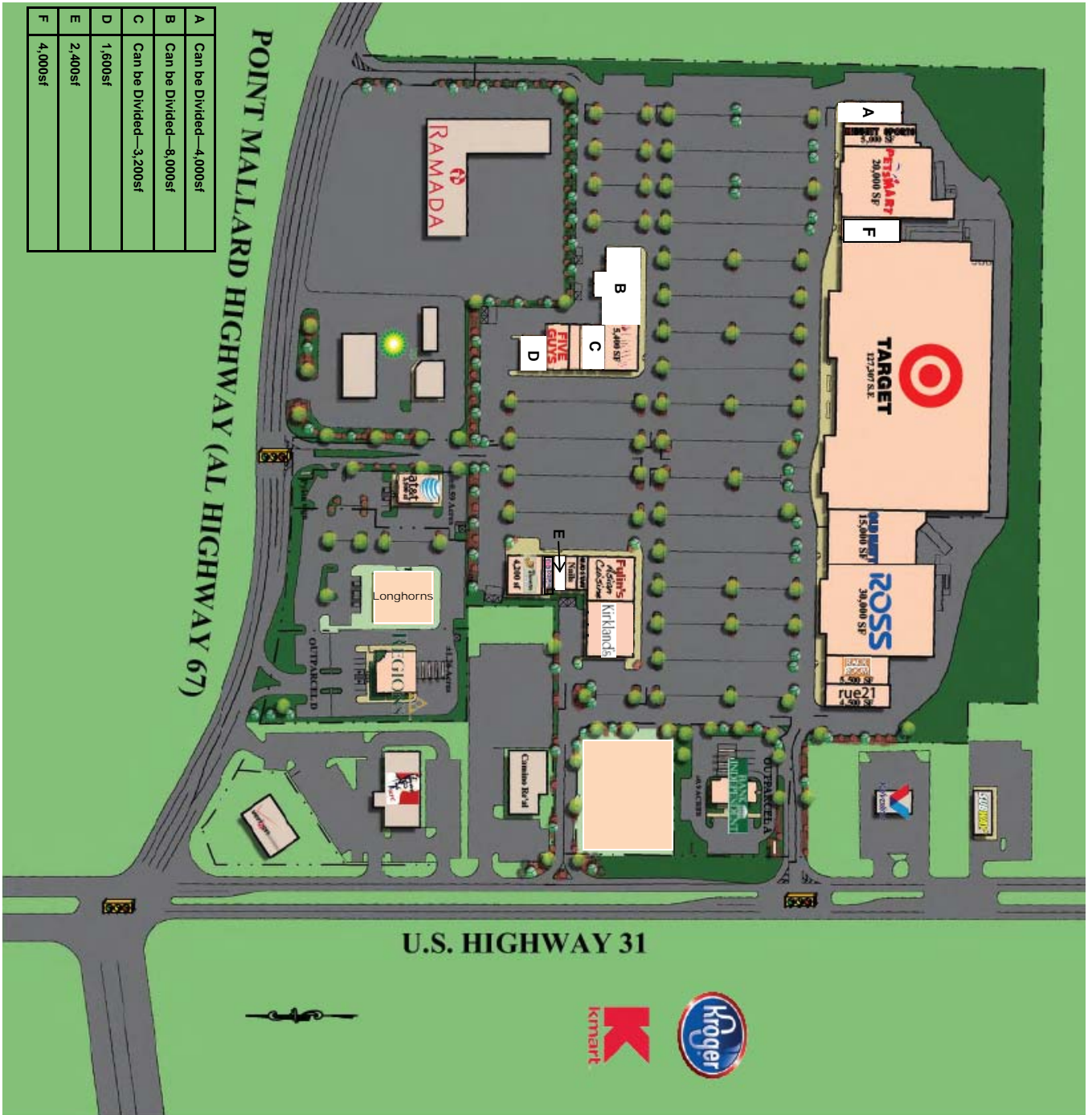
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Radius	Population Income	
1 Mile	2,191	\$47,405
3 Mile	35,374	\$41,238
5 Mile	58,104	\$42,243

CRUNKLETON & ASSOCIATES, LLC

COMMERCIAL INVESTMENT REAL ESTATE



THE CROSSINGS OF Decatur

Decatur, Alabama

Target Tract
Land Area: 20.7 Acres
Retail Space: 127,307 s.f.
Parking Provided: 674 spaces
Parking Ratio: 4.5 / 1000

Developer Tract
Land Area: 115.1 Acres
Retail Space: 134,800 s.f.
Parking Provided: 674 spaces
Parking Ratio: 5.0 / 1000

Outparcel A
Land Area: 40.8 Acres
Retail Space: 43,350 s.f.
Parking Provided: 25 spaces
Parking Ratio: 7.5 / 1000

Outparcel B
Land Area: 40.8 Acres

Outparcel C1
Land Area: 40.58 Acres
Retail Space: 43,500 s.f.
Parking Provided: 37 spaces
Parking Ratio: 10.8 / 1000

Outparcel C2
Land Area: 40.8 Acres

Outparcel D
Land Area: 11.3 Acres
Retail Space: 44,862 s.f.
Parking Provided: 34 spaces
Parking Ratio: 6.9 / 1000

Development Totals
Land Area: 230.15 Acres
Retail Space: 4282,107 s.f.
(Plus s.f. in Outparcels)