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SHOPPES OF SYLACAUGA | ±51 AC RETAIL DEVELOPMENT

📍 Highway 280, Sylacauga, AL 35150



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SHOPPES AT SYLACAUGA - REGIONAL CENTER

New Grocery-Anchored Master Mixed-Use Development

Price Undisclosed | Outparcels For Sale, BTS or Ground Lease | Can Subdivide

- Lot 1: +/-1.52ac
- Lot 2: +/-2.03ac
- Lot 3: +/-1.15ac
- Lot 4: +/-1.05ac
- Lot 5: +/-1.43ac
- Lot 6: +/-2.24ac
- Lot 7: +/-1.46ac
- Lot 8: +/-1.25ac
- Lot 9: +/-1.61ac

Parcels delivered with utilities stubbed, curb cut and rough grading



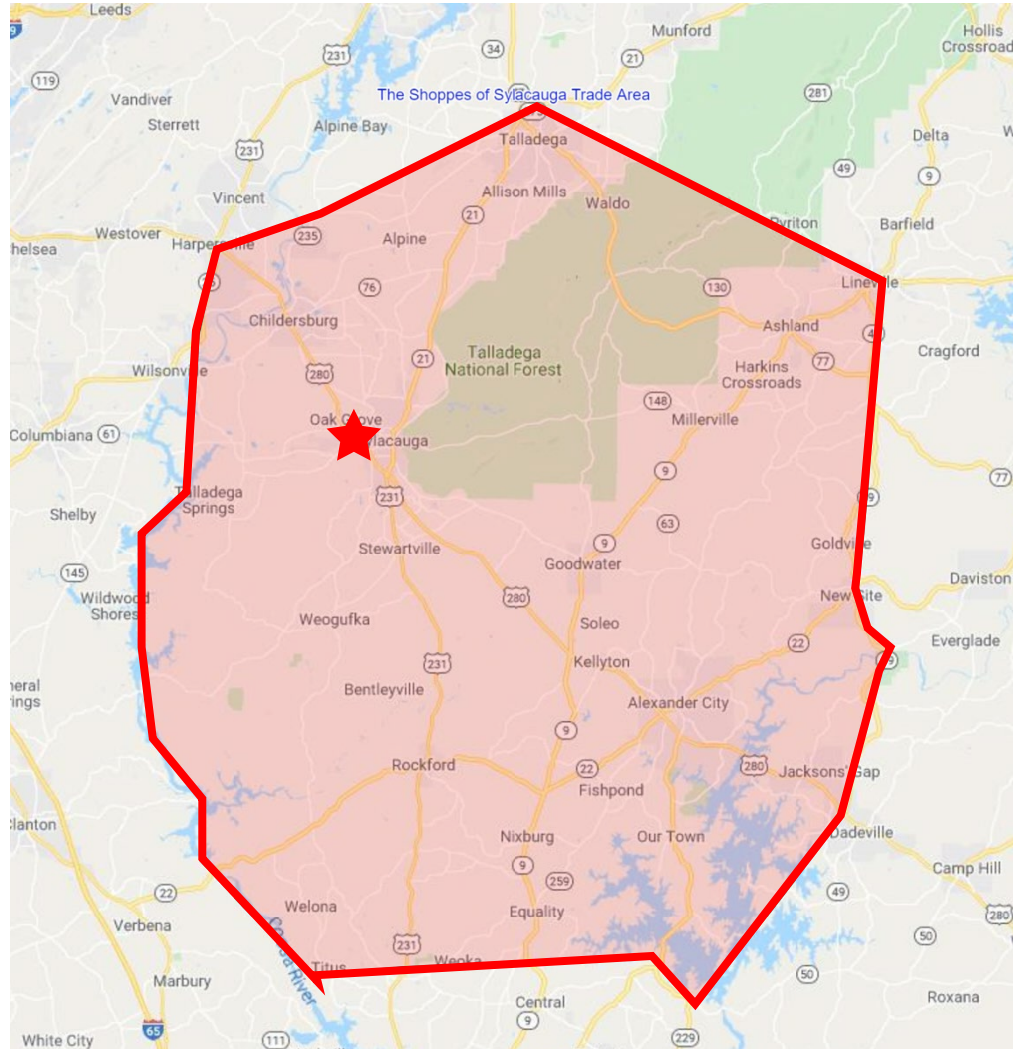
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Population
97,332



Total Employees
33,947



Average HH Income
\$51,079



Households
42,266



Traffic Counts
21,065 AADT

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SYLACAUGA, ALABAMA

With a resident population of 12,264, the City of Sylacauga is known for its deep rooted southern history and unique qualities. Boasting the nickname of "Alabama's Best-Kept Secret", Sylacauga has become an increasingly attractive city for residents and businesses alike. Located in the southern portion of Talladega County, Sylacauga is uniquely positioned to offer an extensive list of opportunities for any potential resident. Sylacauga is home to state of the art medical services, outstanding school systems, recreational activities, plus a strong and growing business environment. Sylacauga's vibrant downtown is home to many local restaurants such as Buttermilk Hill, Giovanni's, and August's Barbeque. Sylacauga also holds the nickname of "The Marble City", deriving from the beautiful white marble bedrock that the city rests on and celebrating Sylacauga being the home to the first marble industry. Sylacauga celebrates this history with the annual Marble Festival, which draws thousands of people to the city each year.

ECONOMIC DEVELOPMENT/ LOCATION

Sylacauga is uniquely off Highway 280 between Birmingham and Auburn, a route traveled by 15,000+ every day. Sylacauga is home to a recent major development that includes 150,000+ square feet of retail space including Starbucks, TJ Maxx, and Hobby Lobby. Sylacauga provides easy access to three major thoroughfares: I-20, I-65, U.S. 280. This convenient location allows quick travel times to major metro areas including Birmingham (1 hr), Montgomery (1hr 15 min), Atlanta (2hrs), and Auburn (1 hr).

EMPLOYMENT

The economy of Sylacauga is supported by many different industries, including 140 manufacturing firms, educational services, retail, and finance. The area's major employers include Honda of Alabama (6,200 employees), Coosa Valley Medical Center (675 employees), Nemak Components (473 employees), and Blue Bell Creameries (300 employees).

EDUCATION

There are four schools that make up the City of Sylacauga school system. Indian Valley Elementary is a fully independent facility that educates K-2. Pinecrest Elementary is a fully independent facility that educates 3-5. Nichols-Lawson Middle is a fully independent facility that educates 6-8. Sylacauga High is a fully independent, state-of-the-art facility that educates 9-12. The four schools serve over 2,400 students in grades K-12. The City of Sylacauga and its citizens provide strong financial support for education. The area is also home to Talladega College and Central Alabama Community College, which provide a college education to over 3,000 students.



Downtown Sylacauga



Coosa Valley Medical Center

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