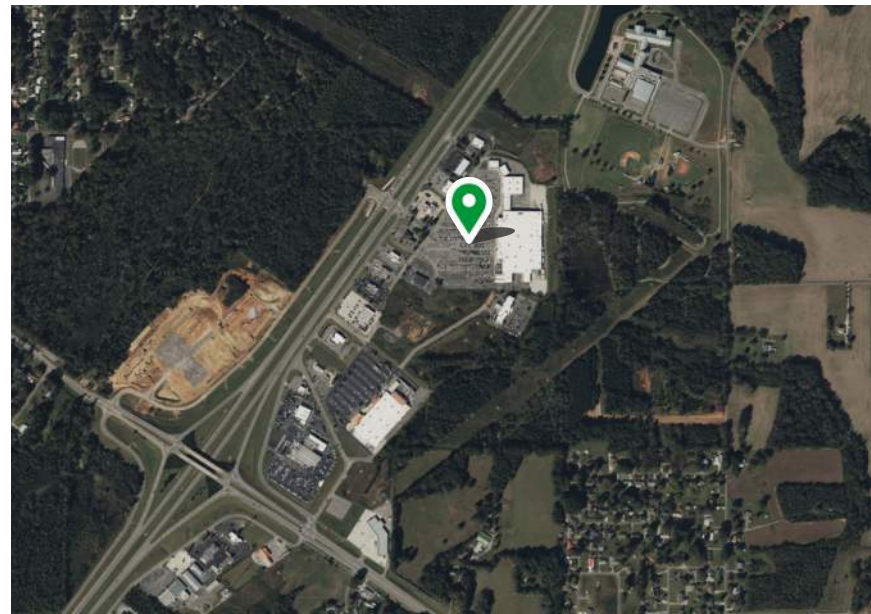




SCOTTSBORO MARKETPLACE

24833 John T Reid Pkwy | Scottsboro, AL 35768





AVAILABILITY

SMALL SHOPS:
2,400 - 4,800 SF

CONTACT

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PROPERTY OVERVIEW

- +/- 2,400 SF available
- +/- 4,800 SF former Hibbett available
- Directly connected to the Walmart retail complex
- Strong retail location near Highways 72 and 35
- Co-tenancy with Ashley HomeStore, GameStop, Sally Beauty, 1st Franklin Financial and Nail Boutique & Spa
- Regional draw throughout the northeastern section of Alabama

TRAFFIC COUNTS

John T. Reid Parkway 21,570 VPD

SURROUNDING TENANTS



FOR LEASE

Scottsboro Marketplace

24833 John T Reid Pkwy | Scottsboro, AL 35768

FOR LEASE

SCOTTSBORO MARKETPLACE

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Scottsboro, AL 35768

Walmart 

SALLY
BEAUTY
Boutique Nail Spa
2,400

Franklin
Financial

Ashley
HOMESTORE

4,000 SF

GameStop
SECURITY FINANCE

John T Reid Pkwy

SUITE	TENANT	SF
736-12	GameStop #7552	3,600
L	Security Finance	1,200
H	AVAILABLE	4,800
736-51	Ashley Furniture Home Store	22,560
3-B	1st Franklin Financial	2,400
736-4	AVAILABLE	2,400
736-2	Boutique Nail Spa	1,800
A	Sally Beauty #2615	1,800

Executive Summary

24833 John T Reid Pkwy, Scottsboro, Alabama, 35768

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	1,586	9,846	14,710
2020 Male Population	46.3%	46.8%	47.3%
2020 Female Population	53.7%	53.2%	52.7%
2026 Population	1,668	10,188	15,108
2026 Male Population	47.5%	47.9%	48.3%
2026 Female Population	52.5%	52.1%	51.7%
2031 Population	1,697	10,285	15,207
2031 Male Population	47.7%	48.0%	48.3%
2031 Female Population	52.3%	52.0%	51.7%
2010-2020 Annual Rate	0.22%	0.25%	0.31%
2020-2026 Annual Rate	0.81%	0.55%	0.43%
2026-2031 Annual Rate	0.35%	0.19%	0.13%

In the identified area, the current year population is **15,108**. In 2020, the Census count in the area was **14,710**. The rate of change since 2020 was **0.43%** annually. The five-year projection for the population in the area is **15,207** representing a change of **0.13%** annually from 2026 to 2031. Currently, the population is **48.3%** male and **51.7%** female.

Median Age

2026 Median Age	44.1	44.2	44.7
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The median age in this area is **44.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	82.3%	81.4%	82.8%
2026 Black Alone	5.3%	6.4%	5.1%
2026 American Indian Alone	0.8%	0.9%	0.9%
2026 Asian Alone	1.3%	0.9%	0.9%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	3.0%	3.5%	3.3%
2026 Two or More Races	7.3%	6.9%	6.9%
2026 Hispanic Origin	5.4%	6.0%	5.9%
2026 Diversity Index	38.4	40.4	38.2

Persons of Hispanic origin represent **5.9%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **38.2** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 24833 John T Reid Pkwy, Scottsboro, Alabama, 35768 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	50	61	61
2010 Total Households	745	3,975	6,032
2020 Total Households	796	4,157	6,335
2026 Total Households	835	4,420	6,647
2031 Total Households	862	4,533	6,790
2010-2020 Annual Rate	0.66%	0.45%	0.49%
2020-2026 Annual Rate	0.77%	0.99%	0.77%
2026-2031 Annual Rate	0.64%	0.51%	0.43%
2026 Average Household Size	1.99	2.23	2.22

The household count in this area has changed from **6,335** in 2020 to **6,647** in the current year, a change of **0.77%** annually. The five-year projection of households is **6,790**, a change of **0.43%** annually from the current year total. Average household size is currently **2.22**, compared to **2.26** in the year 2020. The number of families in the current year is **4,205** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	21.7%	18.9%	18.7%
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Median Household Income

2026 Median Household Income	\$50,921	\$54,794	\$55,326
2031 Median Household Income	\$53,981	\$60,195	\$61,256
2026-2031 Annual Rate	1.17%	1.90%	2.06%

Average Household Income

2026 Average Household Income	\$66,539	\$76,934	\$77,257
2031 Average Household Income	\$73,167	\$85,663	\$86,424
2026-2031 Annual Rate	1.92%	2.17%	2.27%

Per Capita Income

2026 Per Capita Income	\$30,022	\$33,334	\$33,685
2031 Per Capita Income	\$33,418	\$37,695	\$38,235
2026-2031 Annual Rate	2.17%	2.49%	2.57%

Income Equality

2026 Gini Index	45.2	46.2	45.8
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