

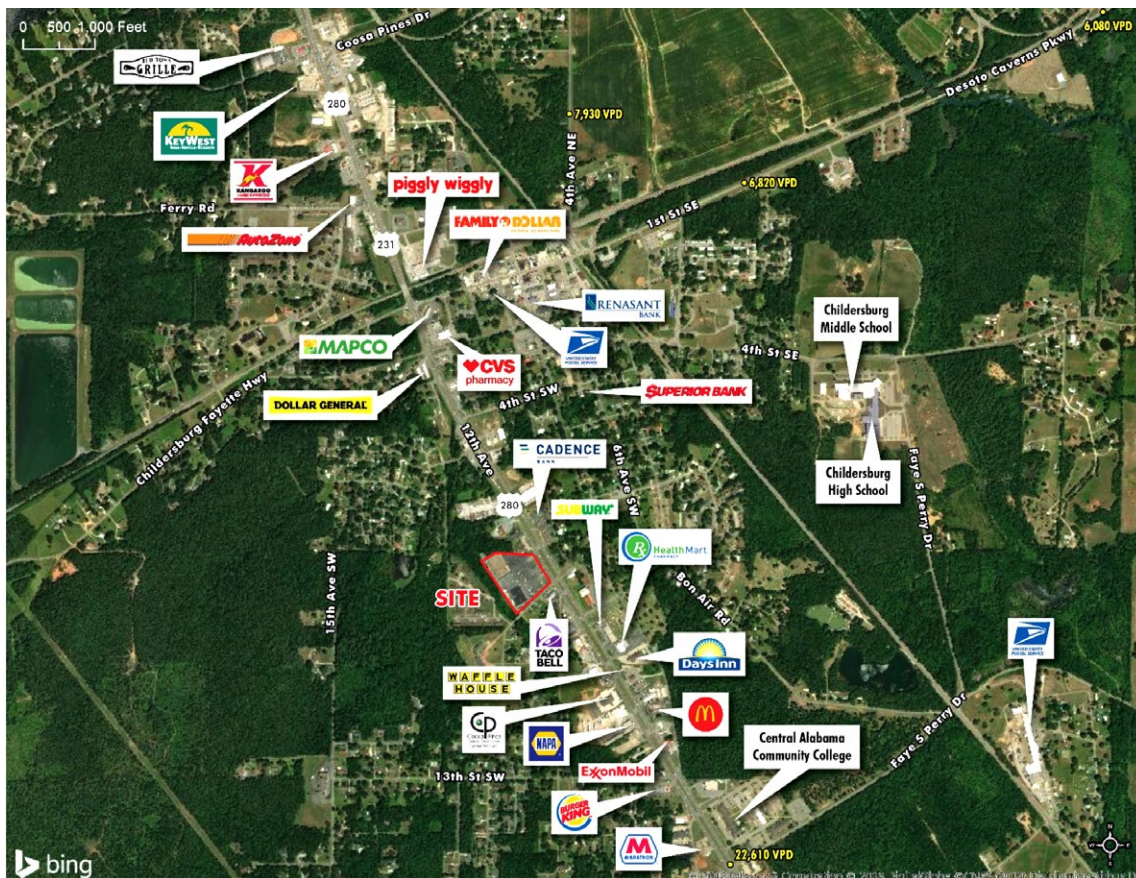
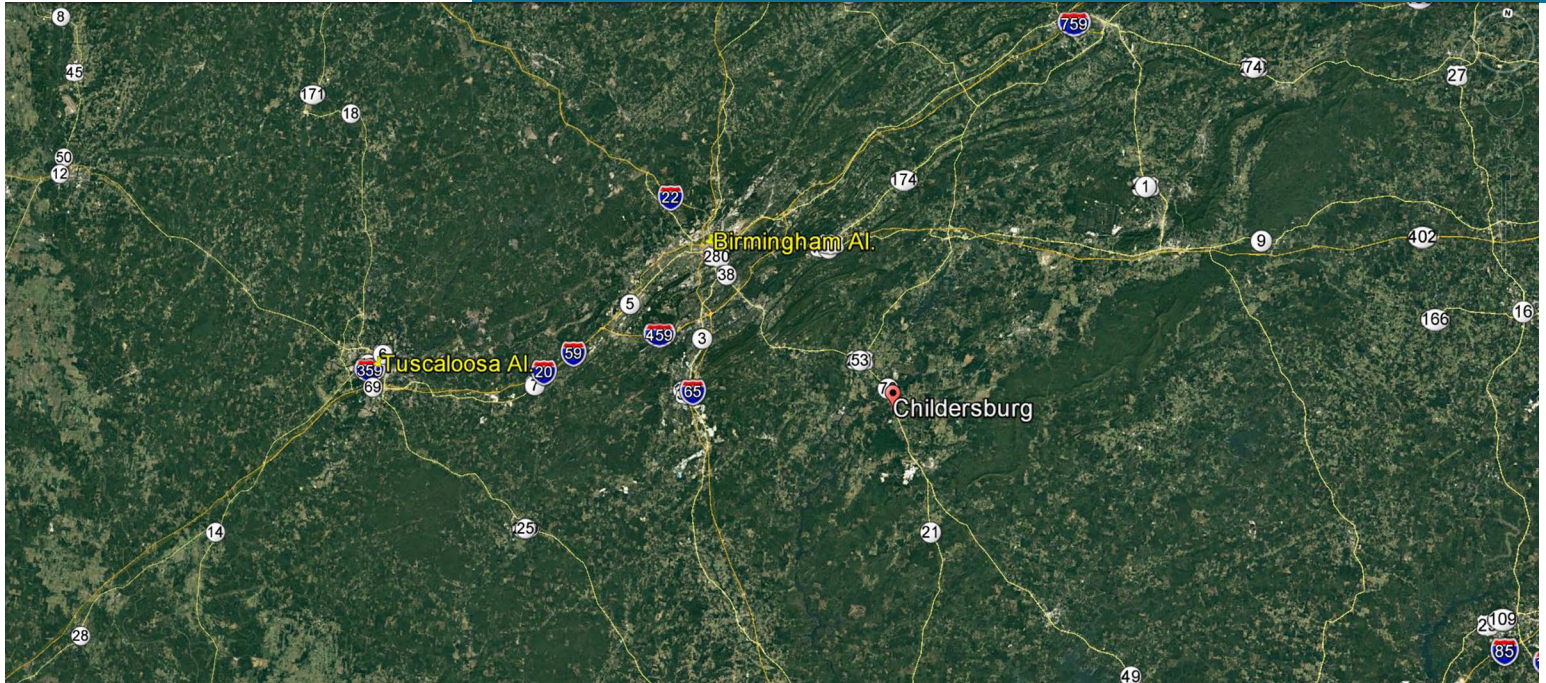


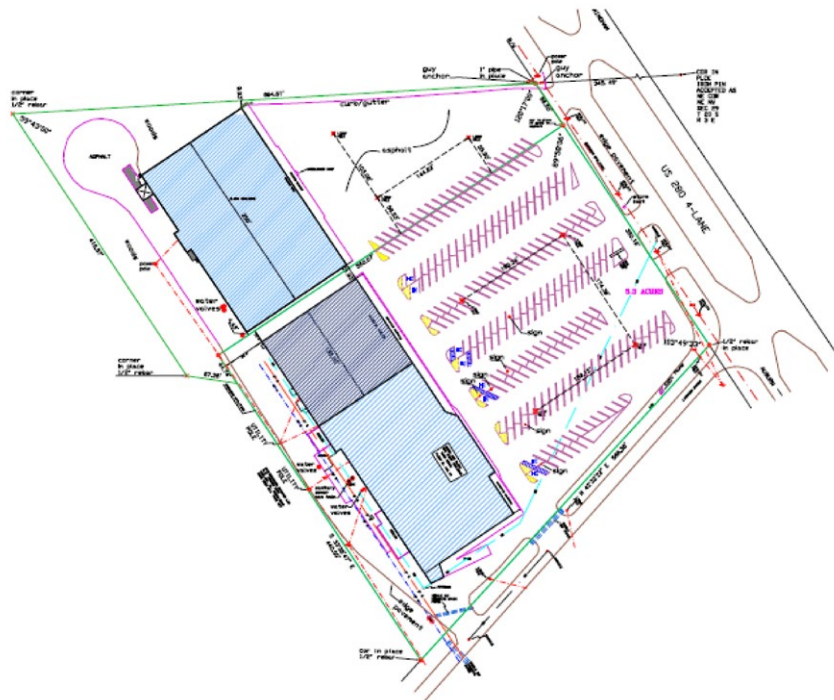
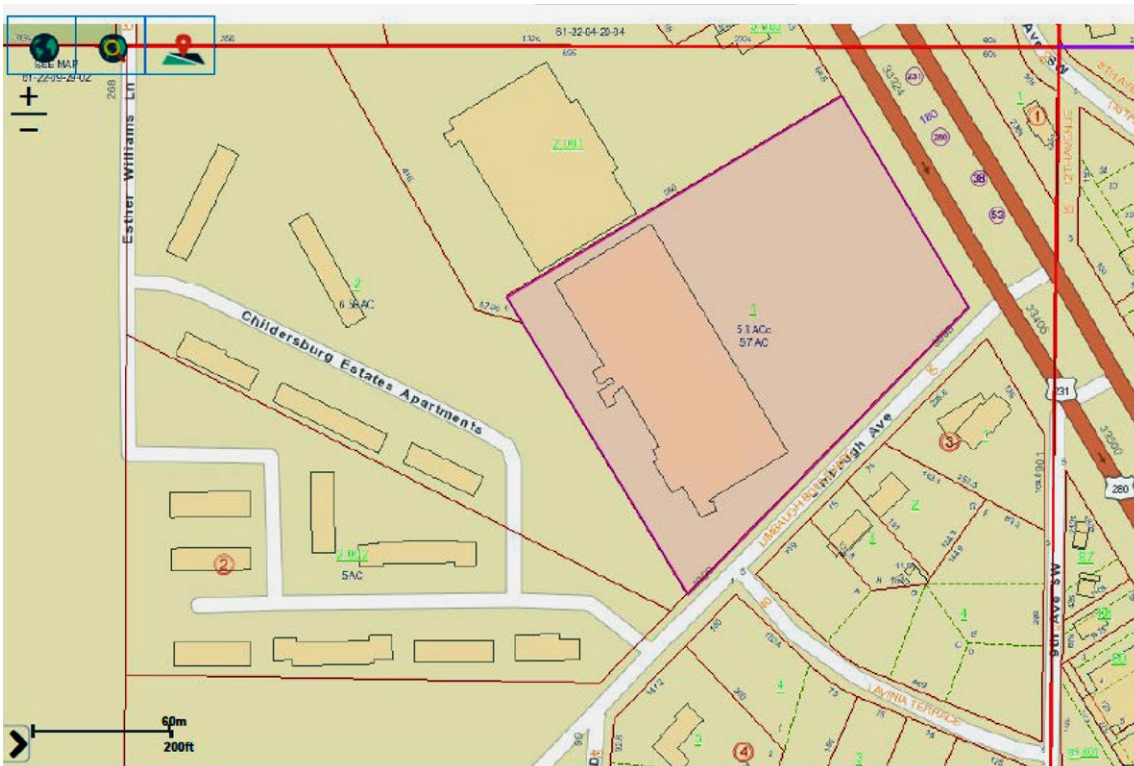
KEY FEATURES

- 40,000 SF co-anchor space available
- 22,610 VPD along US 280
- Ground Lease Out-Parcel Opportunities
- Significant Growth in the Bedroom Community to Birmingham
- 40 minute Commuting distance from Birmingham
- Close to Central Alabama Community College
- Excellent Access and visibility to US 280



Demographics	1 Miles	3 Miles	5 Miles
2023 Population	2,370	6,048	9,767
2023 Average HH Income	\$47,012	\$56,431	\$63,977
2023 Median HH Income	\$32,929	\$39,121	\$42,314







Tractor Supply Subdivision Plat Survey

