



WOODCREST
CAPITAL, LLC

Bonner's Point Shopping Center

3075-3159 US Highway 431 | Roanoke AL

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
5,000-20,000 SF
1,200 & 3,000 SF



- 86,979 SF Center
- Randolph County, Alabama
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	\$ 1.60
Lease Rates	Call for Rates

Traffic Counts	
US-431	11,971 VPD
Main Street	8,428 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	2,392	6,796	8,849	284,992
Households	915	2,697	3,542	112,260
Average HH Income	\$48,986	\$58,269	\$58,185	\$69,799

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
 ** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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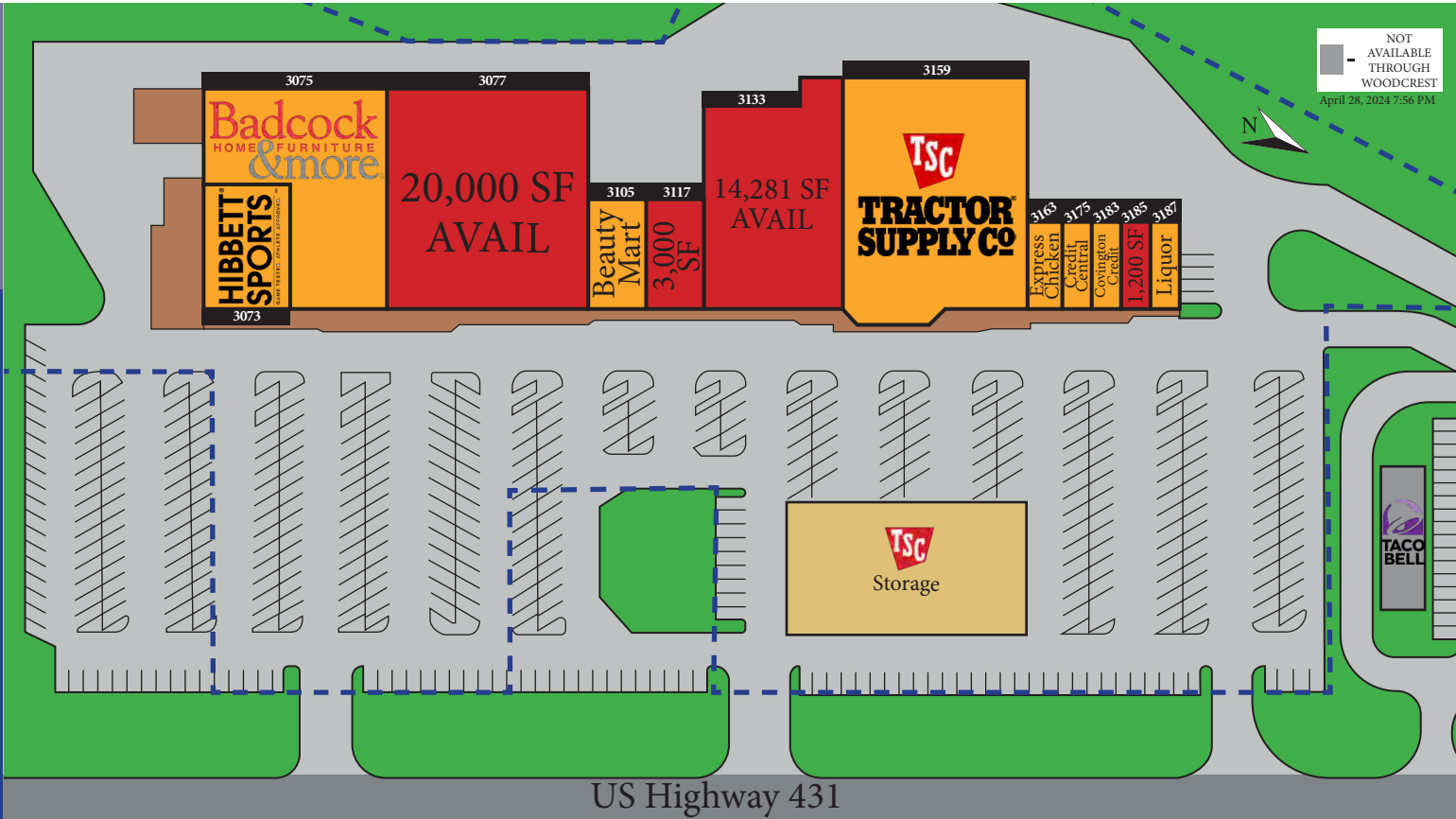
Bonner's Point Shopping Center

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