

MAGNOLIA CITY PLACE

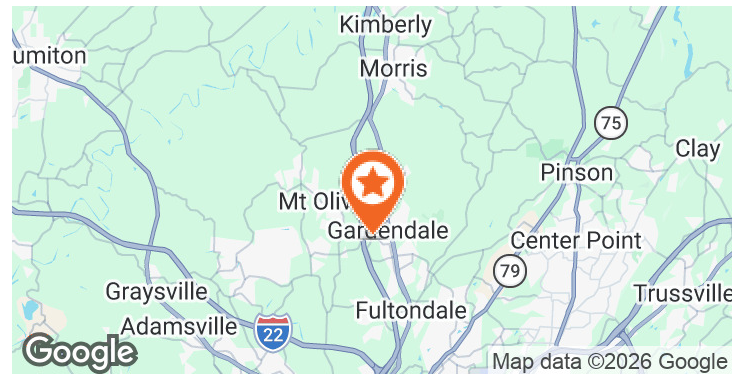
FOR LEASE

655 FIELDSTOWN ROAD, GARDENDALE, AL 35071



LOCATION DESCRIPTION

Located in a busy commercial district, the area surrounding the property at 655 Fieldstown Road, Gardendale, AL, is an ideal setting for retail and street retail tenants. The location benefits from high traffic volume and excellent visibility, making it a prime spot for businesses to thrive. Just minutes away, a variety of popular shopping centers, restaurants, and entertainment options await, providing a steady flow of potential customers.



PROPERTY HIGHLIGHTS

- Available: 1,260 sf & 2,625 sf
- Highly visible location on Fieldstown Rd with excellent access to I-65
- Strong daytime population and established residential base
- Convenient access to a lighted intersection on Fieldstown Rd.
- Surrounding retailers include Ace Hardware, Publix, Dollar Tree, Hobby Lobby, TJ Maxx, and many more

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	22,080	34,874	72,842
DAYTIME POPULATION	18,042	30,154	62,707
HOUSEHOLDS	9,000	14,386	29,496
AVERAGE HH INCOME	\$113,367	\$108,757	\$93,569



KATHY DENNIS, CCIM

kathy.dennis@tscg.com
205.776.6708

LOGAN LINVILLE

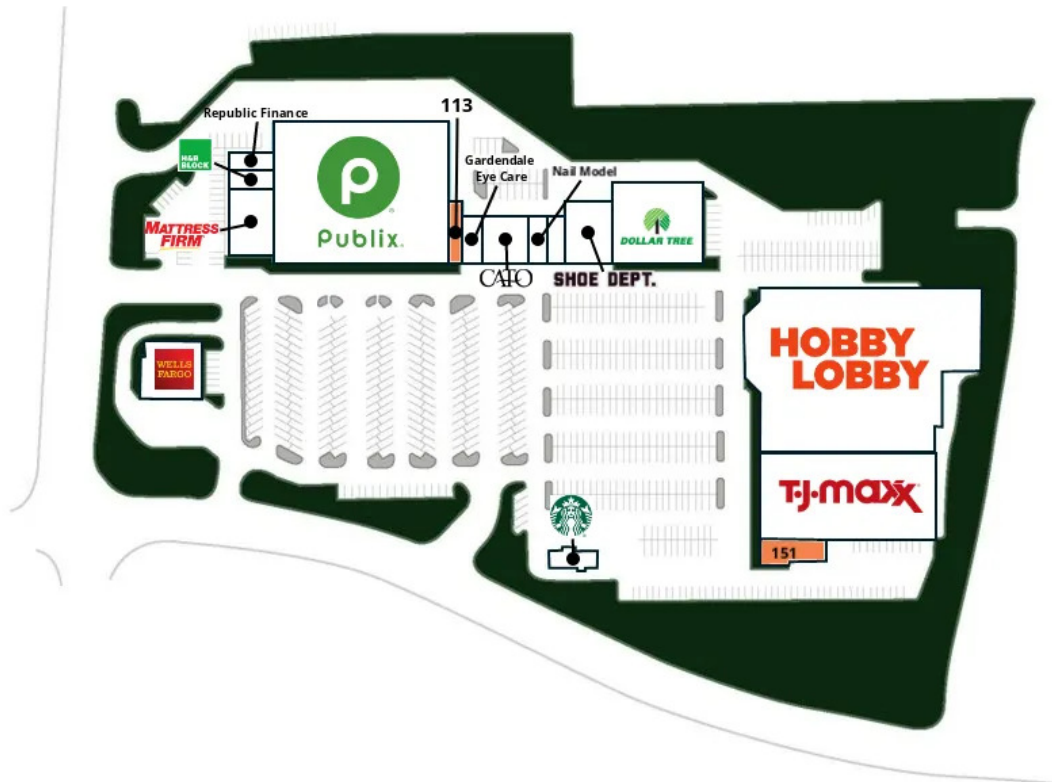
logan.linville@tscg.com
205.545.4831

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MAGNOLIA CITY PLACE | GARDENDALE, ALABAMA



SUITE	TENANT NAME	SPACE SIZE
101	Republic Finance	1,500 SF
102	H&R Block	1,000 SF
106	Mattress Firm	4,611 SF
110	Publix	45,379 SF
113	Available	1,260 SF
114	Gardendale Eye Care	1,558 SF
116	Cato	3,900 SF
120	Nail Model	1,800 SF

SUITE	TENANT NAME	SPACE SIZE
123	Shoe Show	5,200 SF
130	Dollar Tree	12,000 SF
140	Hobby Lobby	61,137 SF
150	TJ Maxx	26,918 SF
151	Available	2,625 SF
655	Wells Fargo	0 SF
659	Starbucks	1,850 SF



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