

FLORENCE SQUARE
 105-189 COX CREEK PARKWAY S
 FLORENCE, AL 35630

34.828609, -87.627706

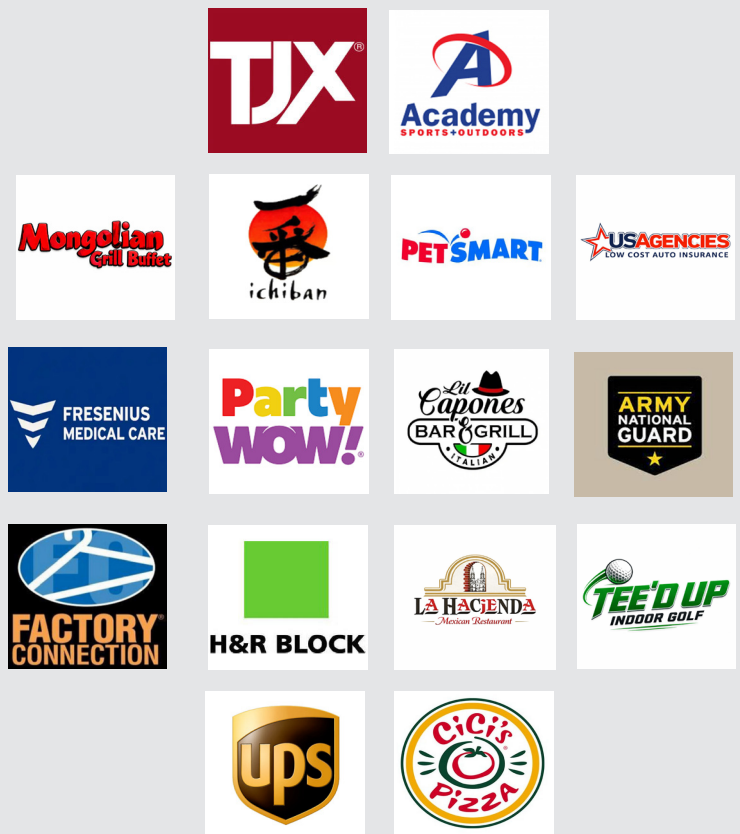


SIZE : 220,418 SF

CO-TENANTS

PROPERTY FEATURES

- 600 SF - 10,200 SF available for lease.
- Anchored by strong performing national retailers including Academy Sports, T.J. Maxx, and PetSmart.
- 2025 total visits exceed 3.8 million, representing a 14% increase from prior year.
- Prime location in the heart of Florence’s main retail corridor, surrounded by the market’s top national retailers and shopping destinations.
- High-Traffic trade area with a dense concentration of retail, dining, and daily-needs drivers supporting repeat consumer visits.
- Signalized corner at Cox Creek Pkwy S (AL-133) & US-72/43 with excellent visibility, access, and traffic flow.
- Proven regional draw with customers traveling from +20 miles, supported by consistent traffic from surrounding markets.



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UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
107	PetSmart	18,634	143	Yazan	1,920	161	H&R Block	1,900
113	Academy Sports	62,946	147	Factory Connection	4,000	163	O'Chi Bal. Spa	1,200
121	Mongolian Grill	8,000	149A	AVAILABLE	28,000	165	Salon K	1,200
125	Lil Capone's Italian	4,000	149B	AVAILABLE	10,200	167	Brow & Lash	1,200
127	AVAILABLE	3,000	149C	Tee'd Up	6,900	169	Classy Nails	1,200
129	U.S. Agencies	1,600	149D	Maintenance Rm.	1,260	173	Ichiban	3,600
131	Fresenius Medical	6,338	151	AVAILABLE	600	183	AVAILABLE	8,020
139	UPS Store	1,600	153	La Hacienda	3,600	187	T.J. Maxx	24,000
141	National Guard	2,000	157	CiCi's Pizza	3,500	189	Party Wow	10,000

2025 | TRADE AREA DEMOGRAPHICS
5-MILE RADIUS

53,014	22,707	\$61,600
Population	Households	Average HH Income

2025 | TRADE AREA DEMOGRAPHICS
(CELLULAR TRACKING) | 10-MILE RADIUS

108,280	46,500	\$66,600
Population	Households	Median HH Income

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