

For Lease: Oxford Exchange

1100 Oxford Exchange Boulevard | Oxford, AL



MARTIN SMITH, CCIM

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1100 Oxford Exchange Blvd
Oxford, AL

* Last space remaining.
Incredible Anchor-Quality
tenant opportunity!

Property Specifications

SPACE AVAILABLE 04.01.2026

15,170 SF

GLA

777,432 SF



About the Property

- Anchor-Quality 15,170 SF space coming available on April 1, 2026 at Oxford Exchange.
- Anchored by national giants including Target, Sam's Club, Kohl's, Hobby Lobby, PetSmart, T.J. Maxx, and Home Depot - driving exceptional foot traffic and consistent customer draw.
- Join major brands like Burlington, Ross Dress for Less, Old Navy, Best Buy, Dick's Sporting Goods, Mattress Firm, and Buffalo Wild Wings.
- Highly visible from I-20 and conveniently accessible via Leon Smith Parkway with strong vehicular and destination traffic daily.
- Oxford Exchange serves a wide trade area including Oxford, Anniston, and surrounding communities.

Join These Retailers



sam's club



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SRS REAL ESTATE PARTNERS



QUINTARD MALL
JCPenney Dillard's
GNC GameStop
AMSTAR
CINEMAS Foot Locker

OXFORD COMMONS
Publix five BELW America's First
EYEMART EXPRESS ULTA Me's
Panera BREAD JO-ANN

SITE
70-1600 Oxford Exchange Blvd

OXFORD EXCHANGE
TARGET BEST BUY KOHL'S
TJ-MAXX SHOE STATION
Durlington HOBBY LOBBY PETSMART
SHOE CARNIVAL ROSS RACK ROOM SHOES
SportClips GNC
OLD NAVY AMERICA'S BEST CONTACTS & EYEGLASSES
DICK'S SPORTING GOODS crumbl cookies
HEAD START



| Unit # | Tenant | SF | Unit # | Tenant | SF | Unit # | Tenant | SF |
|---------|------------------------|-----------|--------|--------------------------------------|-----------|--------|---------------------|------------|
| 110 | PetSmart | 20,227 SF | 208 | America's Best Contacts & Eyeglasses | 3,520 SF | 322 | Firehouse Subs | 1,588 SF |
| 112/114 | Shoe Carnival | 13,200 SF | 210 | AVAILABLE 04.01.2026 | 15,170 SF | 324 | Bedzzz Express | 4,400 SF |
| 120 | Ross Dress for Less | 30,187 SF | 215 | Burlington | 20,950 SF | 330 | Buffalo Wild Wings | 5,400 SF |
| 124 | Rack Room Shoes | 6,000 SF | 220 | Best Buy | 20,000 SF | 335 | Mattress Firm | 6,000 SF |
| 126 | Lane Bryant | 6,000 SF | 225 | Hobby Lobby | 54,990 SF | U-100 | Home Depot | 112,439 SF |
| 128 | Lendmark Financial | 2,162 SF | 230 | Blue Fin Japanese Sushi & Steakhouse | 8,060 SF | U-150 | Target | 126,874 SF |
| 130 | Sport Clips | 1,402 SF | 235 | Dick's Sporting Goods | 45,000 SF | U-240 | Kohl's | 69,507 SF |
| 132 | Gracie Accessories | 1,004 SF | 300 | AT&T | 2,000 SF | U-250 | Sam's Club | 124,267 SF |
| 134 | Edward Jones | 1,233 SF | 302 | Jersey Mike's | 1,600 SF | U-400 | The Gridiron | 4,381 SF |
| 140 | Old Navy | 14,800 SF | 304 | Rock N Roll Sushi | 1,600 SF | U-405 | Arby's | 3,115 SF |
| 145 | T.J. Maxx | 28,000 SF | 306 | C.A.R.E.S. | 2,400 SF | U-410 | Chevron | 3,618 SF |
| 200 | The Joint Chiropractic | 1,046 SF | 308 | Sally Beauty Supply | 1,600 SF | U-420 | Chick-fil-A | 11,433 SF |
| 202 | GNC | 1,771 SF | 310 | Queen Nails | 1,600 SF | U-425 | Longhorn Steakhouse | 5,873 SF |
| 204 | Bath & Body Works | 3,616 SF | 312 | Crumbl Cookies | 1,999 SF | U-430 | Olive Garden | 7,209 SF |
| 206 | Luxury Nail Lounge | 2,541 SF | 320 | Mexico Lindo Grill | 2,800 SF | | | |



Old Navy at Oxford Exchange



Oxford Exchange I-20 Eastbound View



Oxford Exchange I-20 Westbound View



National Tenants at Oxford Exchange

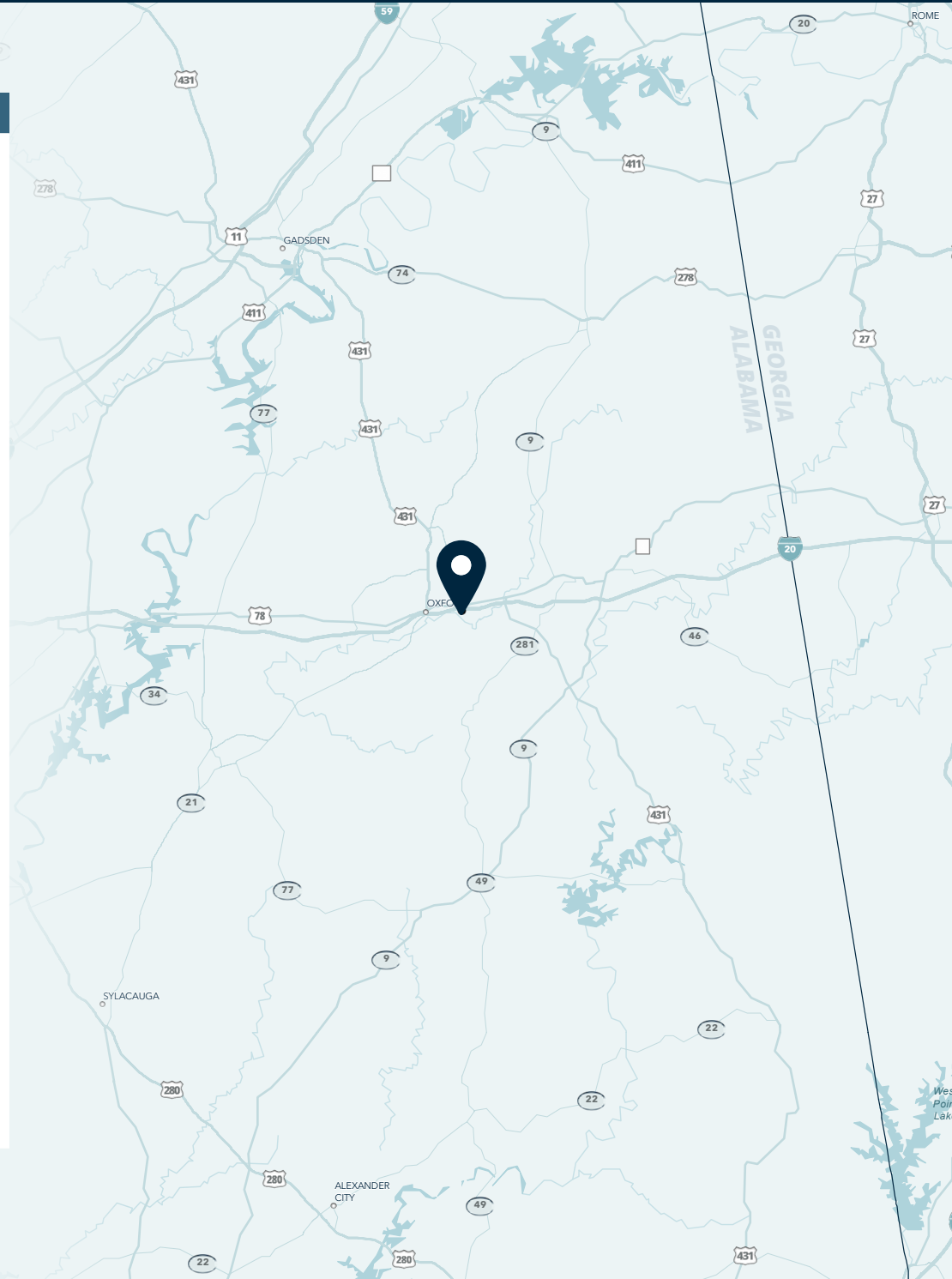


Outparcel Mexico Lindo, Firehouse Subs, & Bedzzz Express



Area Snapshot

| | 3 miles | 5 miles | 7 miles |
|---|----------|----------|----------|
| Population | | | |
| 2025 Estimated Population | 16,618 | 33,440 | 48,871 |
| 2030 Projected Population | 16,441 | 33,014 | 48,229 |
| Proj. Annual Growth 2025 to 2030 | -0.21% | -0.26% | -0.26% |
| Daytime Population | | | |
| 2025 Daytime Population | 22,158 | 44,462 | 59,165 |
| Workers | 13,129 | 26,432 | 32,147 |
| Residents | 9,029 | 18,030 | 27,018 |
| Income | | | |
| 2025 Est. Average Household Income | \$97,713 | \$87,475 | \$80,931 |
| 2025 Est. Median Household Income | \$67,735 | \$58,992 | \$54,495 |
| Households & Growth | | | |
| 2025 Estimated Households | 7,254 | 13,994 | 20,309 |
| 2030 Estimated Households | 7,269 | 13,987 | 20,301 |
| Proj. Annual Growth 2025 to 2030 | 0.04% | -0.01% | -0.01% |
| Race & Ethnicity | | | |
| 2025 Est. White | 65% | 59% | 59% |
| 2025 Est. Black or African American | 22% | 29% | 30% |
| 2025 Est. Asian or Pacific Islander | 3% | 2% | 2% |
| 2025 Est. American Indian or Native Alaskan | 0% | 0% | 0% |
| 2025 Est. Other Races | 10% | 10% | 9% |
| 2025 Est. Hispanic (Any Race) | 7% | 7% | 6% |

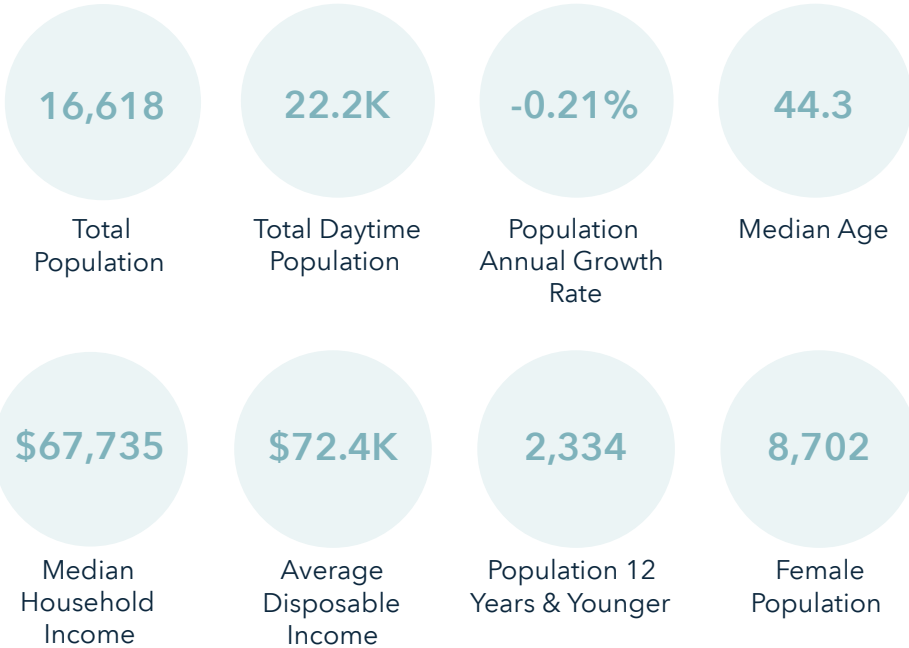


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 3 Miles

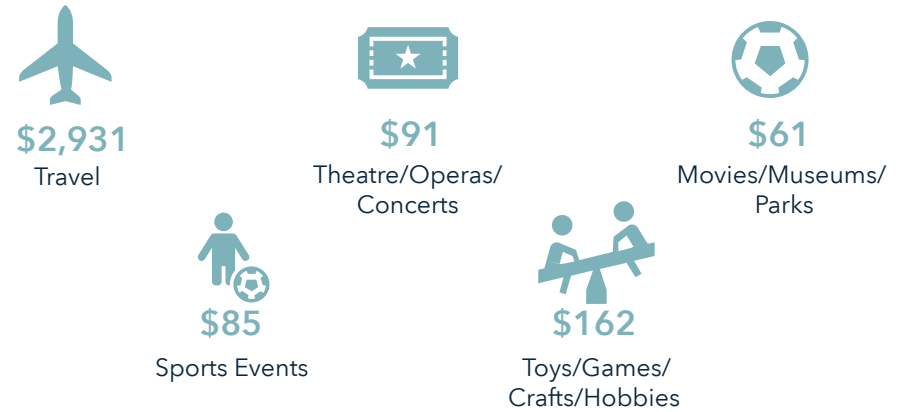
Key Facts



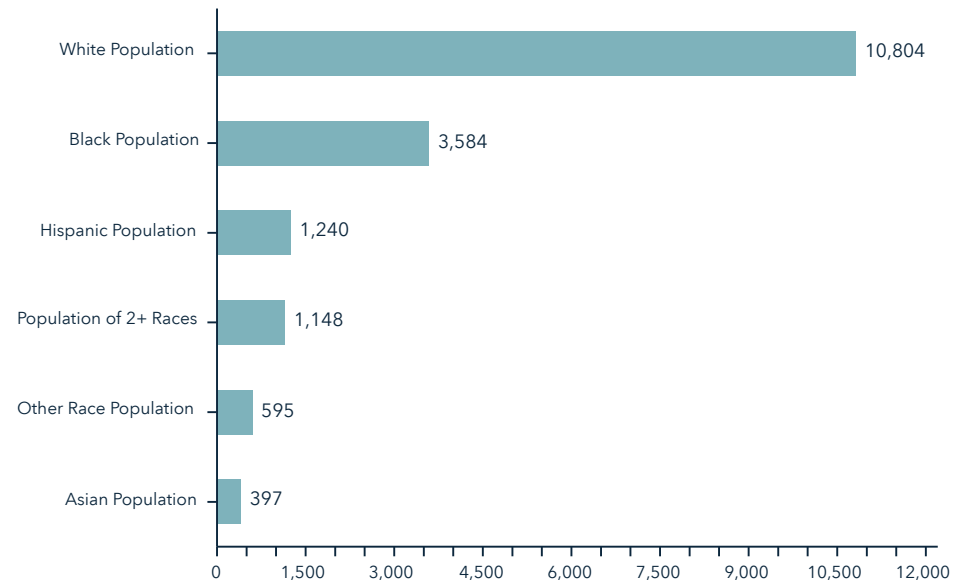
Annual Household Spending



Annual Lifestyle Spending



Race

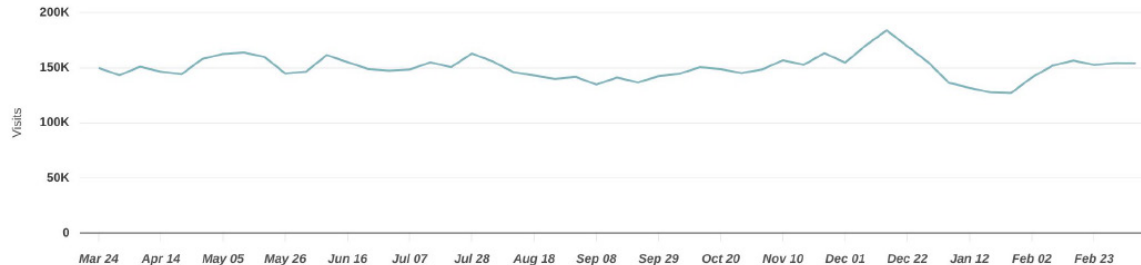




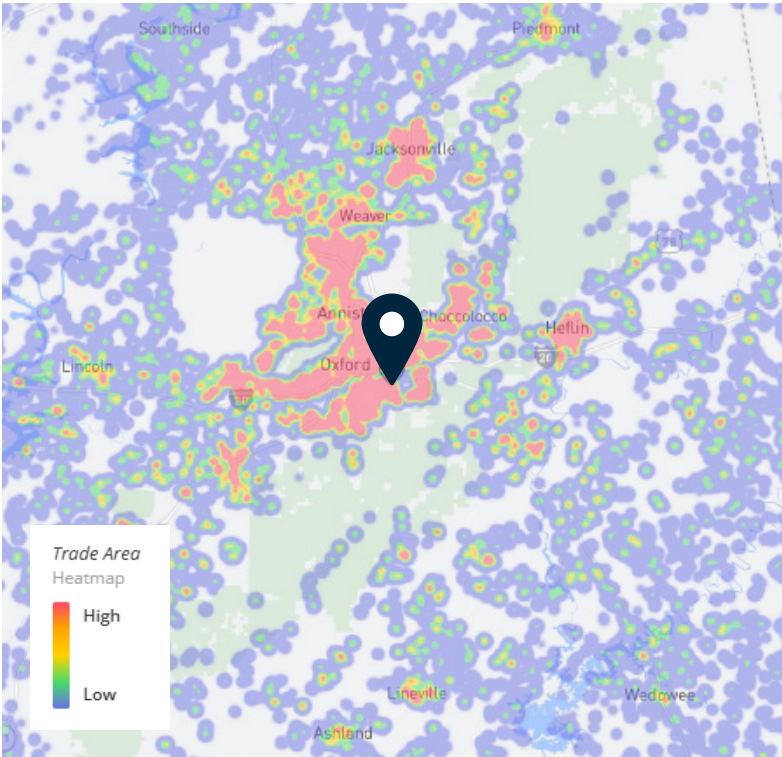
Data for 03/22/2025 - 03/21/2026



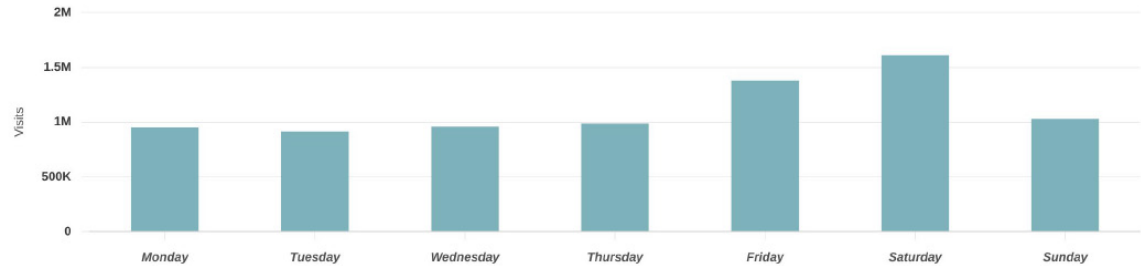
VISITS TREND



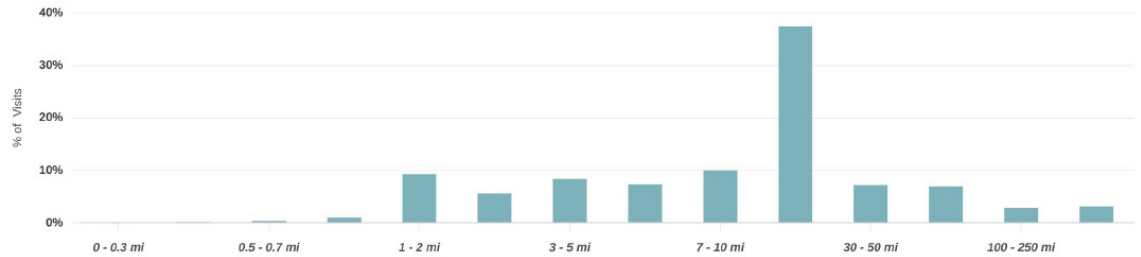
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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