



FOR LEASE

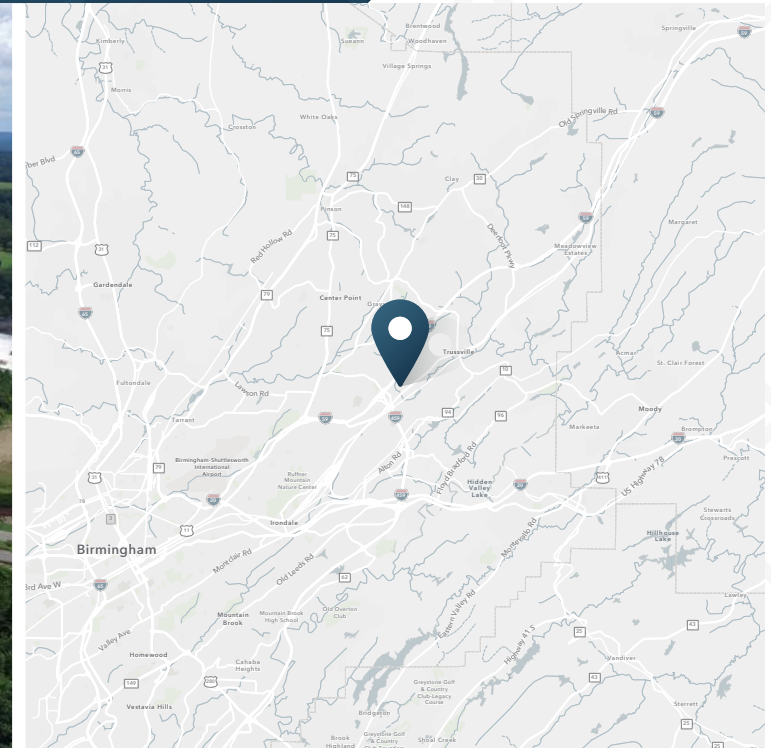
Pinnacle Trussville

5000-5084 Pinnacle Square | Trussville, AL 35235



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FOR LEASE

680-13,300 SF

Available

ABOUT THE PROPERTY

- Pinnacle is a 249,000 SF first-class, well-anchored center of community activity located in a dominant retail corridor drawing from an extended trade area exceeding 15 miles.
- 1.6M annual visits to the Pinnacle (*Placer.ai*)
- Benefits from immediate proximity to I-59 and I-459, one of the region's major travel corridors
- The Valley Road Extension diverts traffic from US Highway 11 directly into and in front of Pinnacle

TRAFFIC COUNTS

I-59, NE of Site	64,339 VPD
I-459, SW of Site	60,316 VPD

Year: 2024 | Source: ALDOT

TENANTS INCLUDE



DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	38,135	91,765	142,602
Average HH Income	\$89,535	\$89,327	\$88,297
Total Households	14,746	34,831	55,085
Total Daytime Population	42,347	82,314	129,940

Year: 2025 | Source: Esri

CONTACT

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Trussville Shopping Center

TRACTOR SUPPLY CO. OLLIE'S BOUTIQUE GOOD STUFF CHEAP Arby's Starbucks
Full Moon Bar-B-Que ASHLEY GameStop

Trussville Promenade I & II

Walmart SUPERCENTER KOHL'S ZAXBY'S CITY S.E.A.
Marshalls REGAL HIBBETT SPORTS Bath & Body Works
ROSS DRESS FOR LESS T. C. CICI'S
DOLLAR TREE verizon Chick-fil-A AT&T MILK'S

Pinnacle Trussville

GAMEDAY MEN'S HEALTH belk at home chico's
SHOE DEPT. GNC FINISH LINE ZALES
LENSCRAFTERS BEST BUY LANE BRYANT claire's
Cajun Steamer ROCK N' ROLL JCPenney Logan's
Casa Fiesta DSI ORTHOPEDIC & SPORTS INJURY CLINIC DOLLAR TREE ROADHOUSE

The Promenade at Tutwiler Farms

target PET SUPPLIES PLUS TJ-maxx Burlington Academy KFC Arby's
BAM! BOOKS-A-MILLION Bath & Body Works Rack Room Shoes AT&T
KAY JEWELERS Michaels JIM NICK'S BAR-B-Q

UAB ST. VINCENT'S East

Homestead Village

ALDI HOBBY LOBBY ALABAMA OUTDOORS
petco HomeGoods
ULTA FIVE BELOW
Kirkland's Home
Spectrum

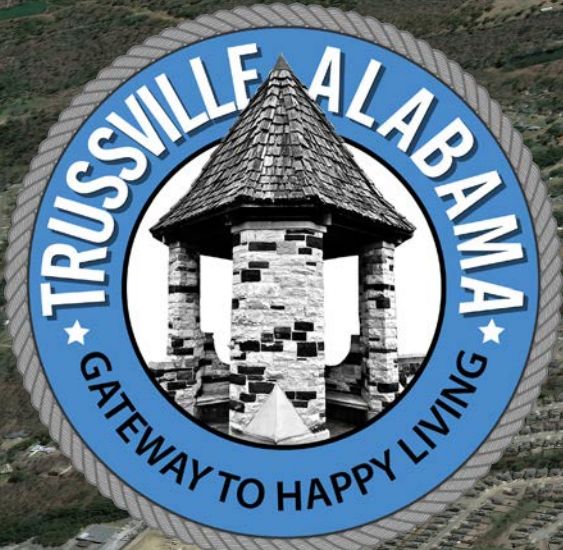
Downtown Trussville

Advance Auto Parts UNAMI On the Border CORBEAU
MR. WEST'S ACE Hardware Planet Smoothie Edgars
Cookie Dough MAGIC RODNEY SCOTT'S BISCOTTI
Half Shell ferus
SONIC CVS

SITE
5000-5084 Pinnacle Square

Trussville Highlights: Traffic Drivers and Growth

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- TRUSSVILLE IS ONE OF THE FASTEST GROWING CITIES IN ALABAMA
- 7.4M SQUARE FEET OF RETAIL WITHIN THE TRUSSVILLE SUBMARKET
- 13.8M ANNUAL RETAILER VISITS WITHIN A 5-MILE TRADE AREA OF PINNACLE

THE PARK AT HAMILTON PLACE
WALKING TRAILS | COMMUNITY PARK
OFFICE | DAYCARE



TUTWILER FARM RESIDENTIAL AREA
POPULATION | 5,561
HOUSEHOLDS | 2,092
AVERAGE HH INCOME | \$171,268
DAYTIME POPULATION | 4,595
2024 ESRI

PROMENADE AT TUTWILER FARM
SHADOWS PINNACLE
TOP TIER SHOPPING CENTER | 4.8 MILLION ANNUAL VISITORS
TOP 10 POWER CENTER IN ALABAMA



VALLEY ROAD EXTENSION
DIVERTS TRAFFIC FROM HIGHWAY 11
DIRECTLY INTO & IN FRONT OF PINNACLE
BYPASS ROAD CONSTRUCTED
PRIMARILY FOR AFFLUENT POCKET OF
RESIDENTS IN SHADY AREA

NEARBY AREA TRAFFIC DRIVERS

WALKABLE ENTERTAINMENT DISTRICT (3 MILES NW OF PINNACLE)

TRUSSVILLE'S ONLY OUTDOOR STAGE AND CONCERT VENUE, THE GATEWAY, FEATURES A 27-FOOT-WIDE LED SCREEN BACKDROP, AN OUTDOOR PAVILION WITH CAPACITY FOR A FARMER'S MARKET OR UP TO 2,500 CONCERT SPECTATORS - A COMMUNITY GATHERING PLACE FOR THE FAMILY!



TRUSSVILLE ATHLETICS COMPLEX (5.5 MILES NW OF PINNACLE)

128 ACRE COMPLEX HOSTS TOURNAMENTS FOR MANY SPORTS INCLUDING SOFTBALL, SOCCER, BASEBALL, AND FOOTBALL

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PINNACLE TRUSSVILLE TENANTS

Suite 200	Belk	SF	Suite 520	Finish Line	SF	Suite 930	City of Trussville PD Annex	3,480 SF	MAJ4	Best Buy	30,000 SF
Suite 210	Available	4,050 SF	Suite 530	Available	680 SF	Suite 940	Available	3,800 SF	Suite 1410	Gadsden Nails	2,041 SF
Suite 220	Kay Jewelers	SF	Suite 540	DDS Dentures + Implant	4,700 SF	Suite 950	Available	2,000 SF	Suite 1420	Trussville Children's Theater	1,600 SF
Suite 230	OS1 Sports Injury Clinic	SF	Suite 610	Available	5,500 SF	Suite 1010	Available	1,000 SF	Suite 1430	Rock N Roll Sushi	1,799 SF
Suite 240	Lane Bryant	SF	Suite 620	Available	1,750 SF	Suite 1020	Available	6,500 SF	Suite 1440	Bama Fever Tiger Pride	2,560 SF
Suite 310-320	Dollar Tree	SF	Suite 630	Available	4,000 SF	MAJ3	JCPenney	97,440 SF	Suite 1505	Available	2,546 SF
Suite 330	Zales	SF	Suite 640	At Home	96,456 SF	Suite 1210	LensCrafters	3,200 SF	Suite 1510	La Farre Market	2,254 SF
Suite 340	Chico's	SF	Suite 810	Shoe Dept.	5,200 SF	Suite 1220	Results Physiotherapy	2,734 SF	Suite 1520	Casa Fiesta Grill & Cantina	4,241 SF
Suite 410	AT LEASE	5,800 SF	Suite 820-830	Sugarplum Kids	3,055 SF	Suite 1225	Moon's Day Spa	1,117 SF			
Suite 420	Available	890 SF	Suite 910	Available	3,400 SF	Suite 1230	Getting Started Workshop	2,390 SF			
Suite 510	Available	4,050 SF	Suite 915	Gameday Men's Health	1,820 SF	Suite 1240	GNC	1,600 SF			

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DEMOGRAPHIC HIGHLIGHTS

3 MILES

38,135	42,347	\$89,535	14,746
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

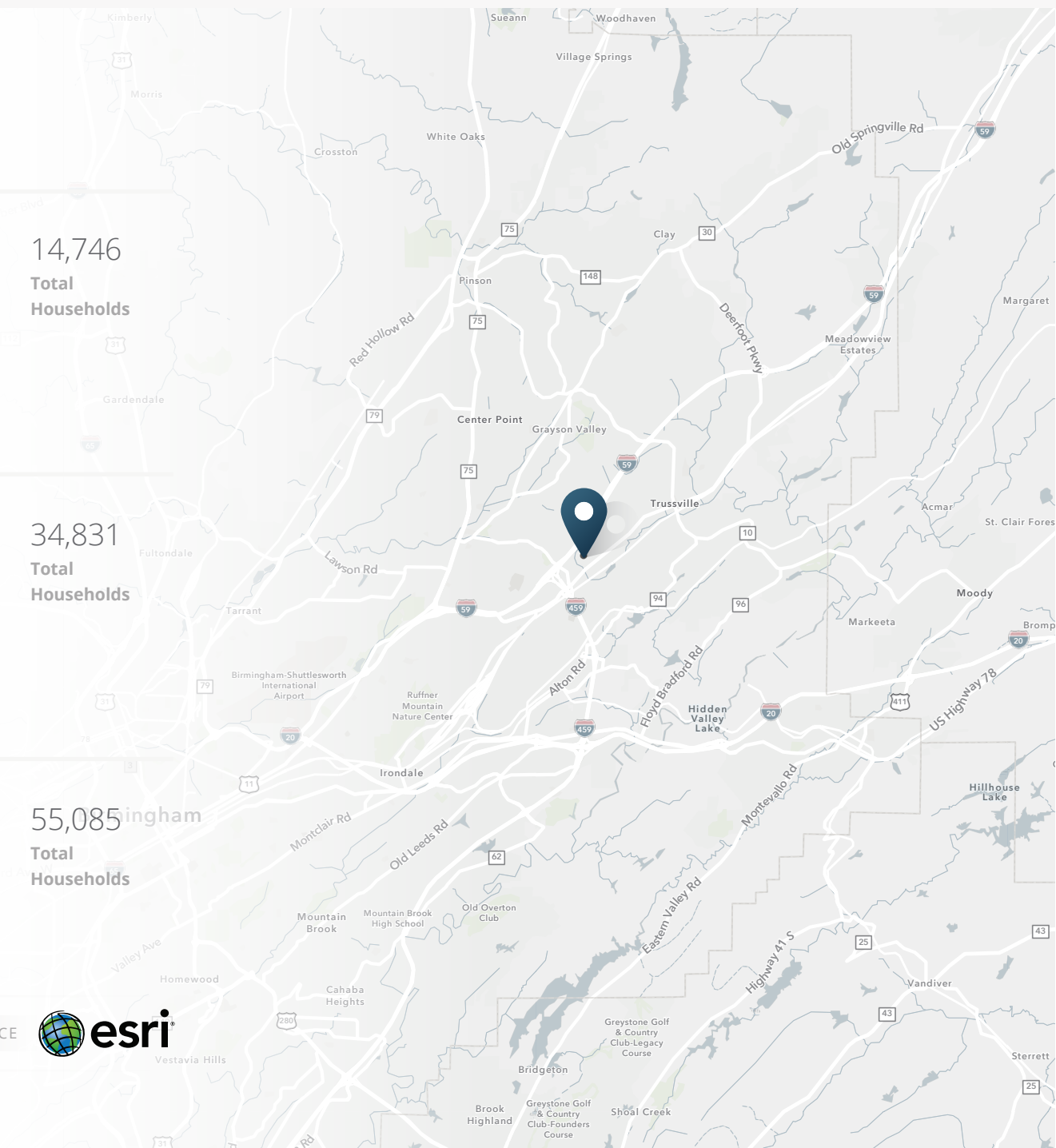
91,765	82,314	\$89,327	34,831
Population	Total Daytime Population	Average Household Income	Total Households

7 MILES

142,602	129,940	\$88,297	55,085
Population	Total Daytime Population	Average Household Income	Total Households

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

SOURCE



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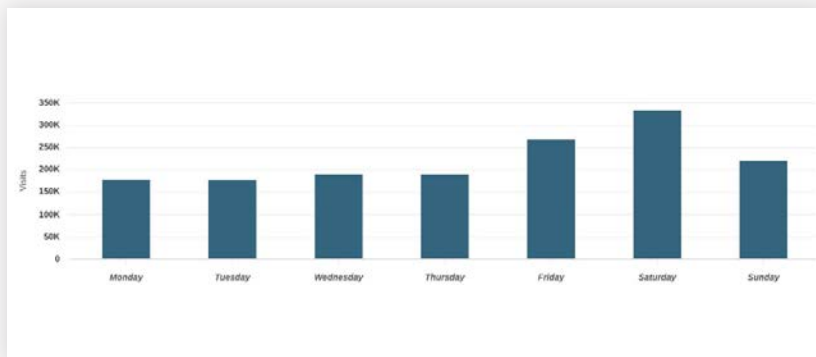
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

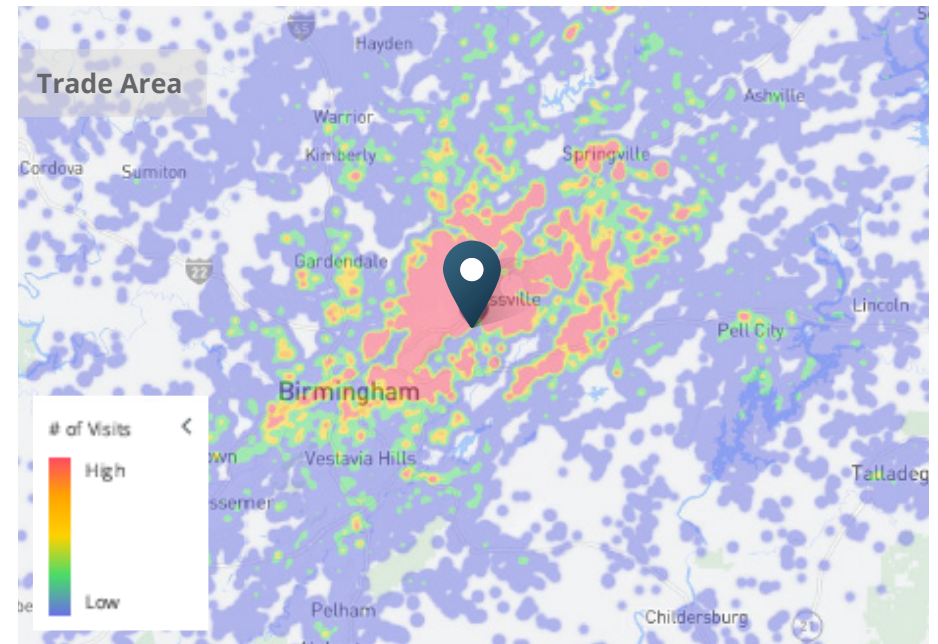
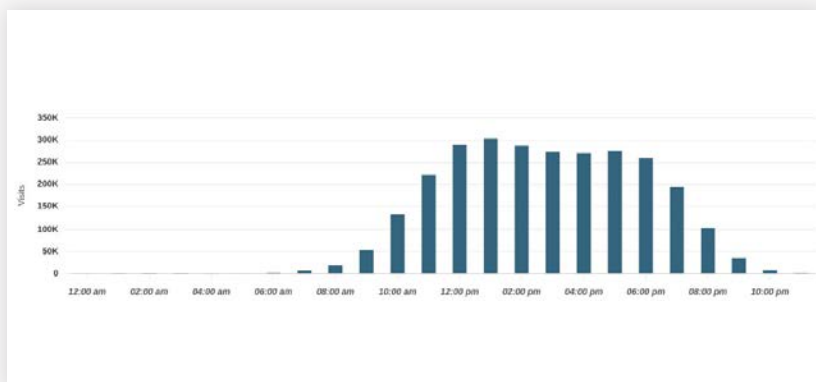
11/04/2023 - 11/03/2024

Estimated # of Visitors	Estimated # of Visits	Average Visits/Customer
410.1K	1.6M	3.79

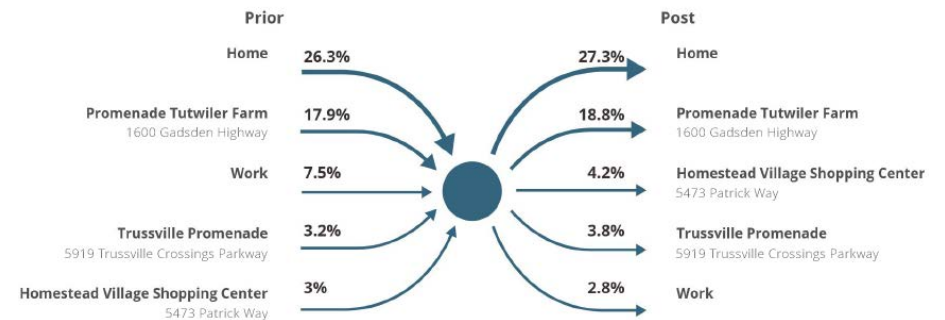
Daily Visits



Hourly Visits



Customer Journey



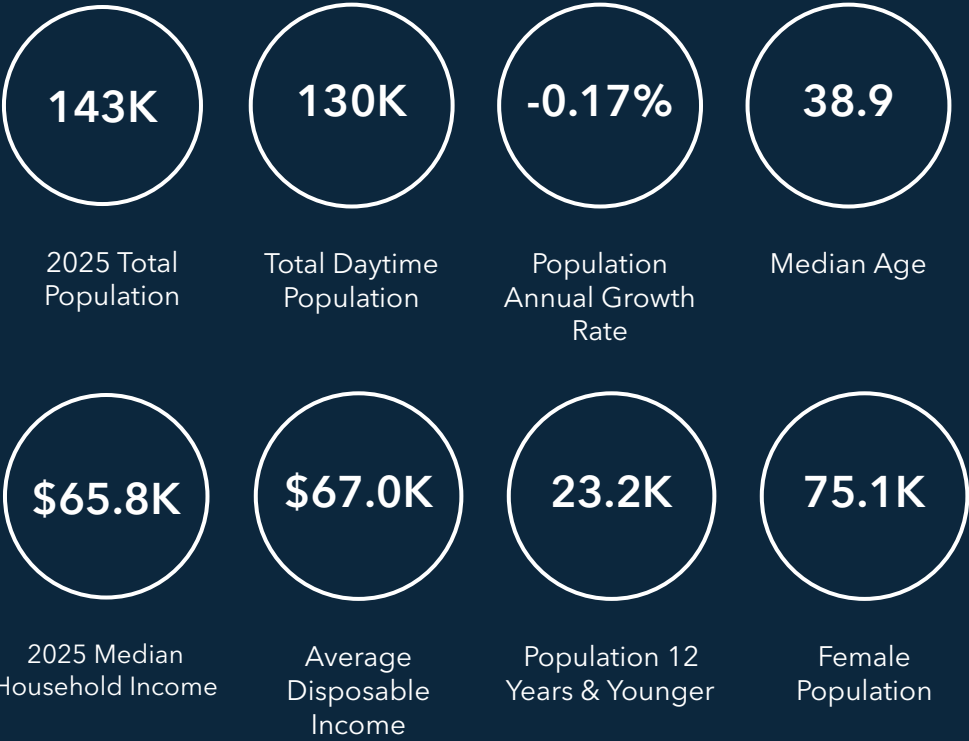
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SOURCE **Placer.ai**

TARGET MARKET SUMMARY

Pinnacle
Ring of 7 miles

KEY FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2025, 2030.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry

Top 3 segments by household count





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