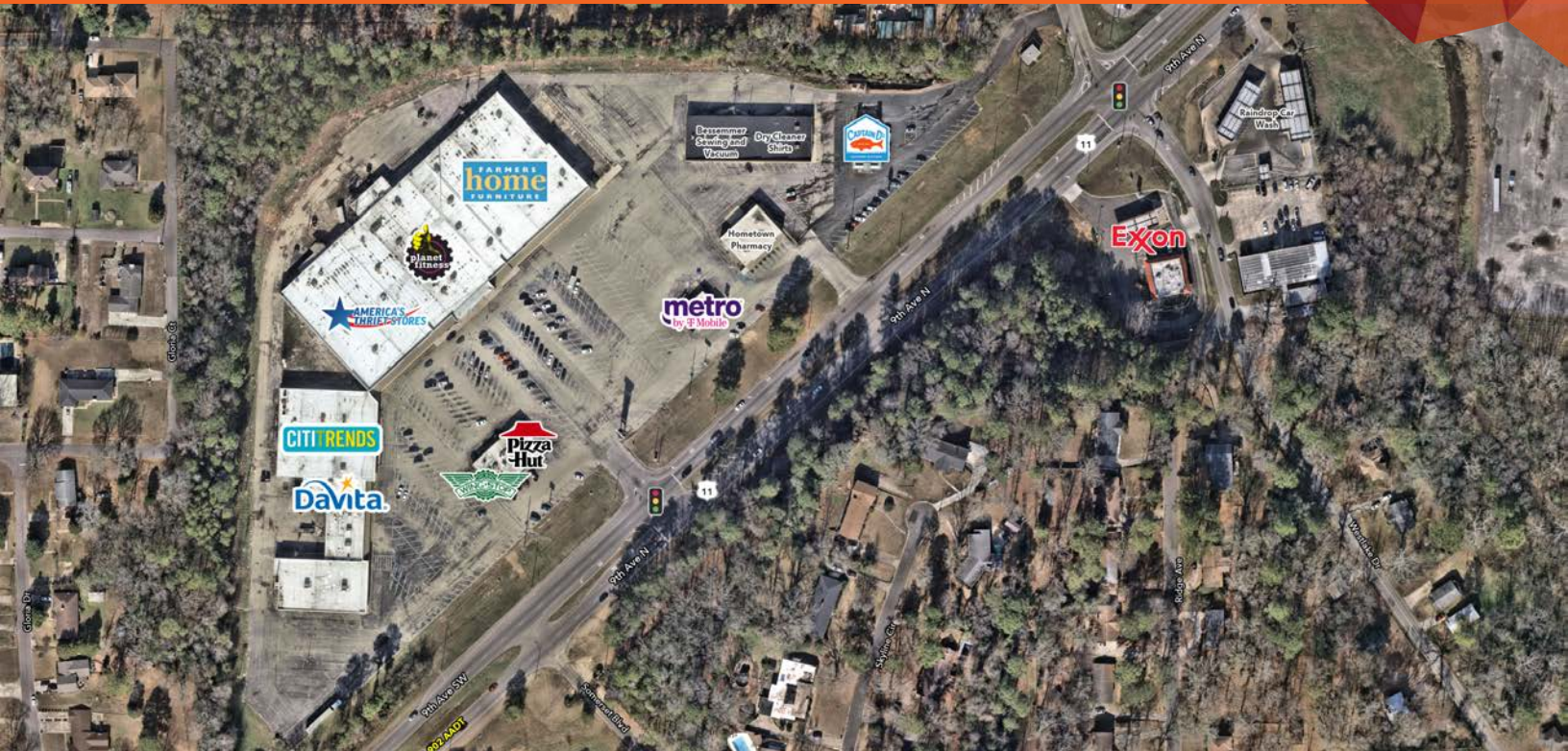


WEST TOWN PLAZA

500 WEST TOWN PLAZA, BESSEMER, AL 35022

FOR LEASE

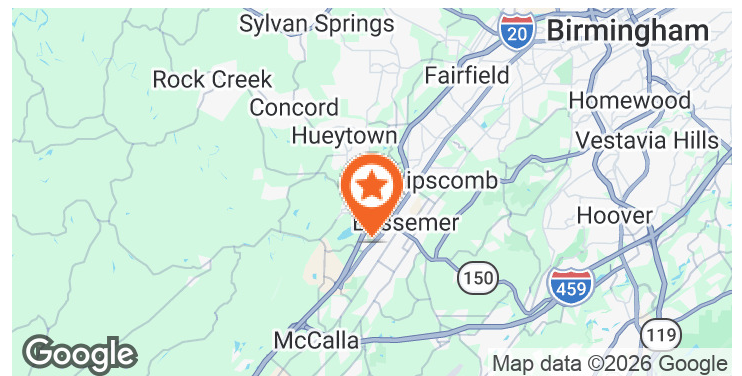


LOCATION DESCRIPTION

This area offers convenient access to a variety of dining options, including popular local eateries such as Bob Sykes Bar-B-Q and Bright Star Restaurant. In addition to a range of shopping destinations, the nearby Tannehill State Park provides a nice backdrop for outdoor adventures. The property's prime location ensures high visibility and foot traffic, making it an ideal choice for tenants seeking to establish a dynamic presence in this area.

PROPERTY HIGHLIGHTS

- Available: up to 24,306 SF
- Excellent visibility and signaled access to Bessemer Superhighway (16,902 VPD)
- Pylon Signage opportunity available
- Nearby employers include Amazon, US Pipe, Milo's Tea, Blox and Mercedes Benz US International.
- Call for more information



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	27,616	59,722	107,009
DAYTIME POPULATION	30,136	59,549	94,653
HOUSEHOLDS	11,437	24,418	42,650
AVERAGE HH INCOME	\$61,562	\$72,361	\$88,062



WILL VICKERY

will.vickery@tscg.com

205.776.6720

WEST TOWN PLAZA

500 WEST TOWN PLAZA, BESSEMER, AL 35022

FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
1	Available	10,270 SF
2	Davita Center	5,891 SF
3	Available	4,167 SF
4	CitiTrends	16,400 SF
5	Available	10,000 SF
6	Hair Show	16,000 SF
7	America's Thrift	111,250 SF
8	Planet Fitness	19,500 SF

SUITE	TENANT NAME	SPACE SIZE
9	Farmer's Furniture	22,509 SF
10	Available	24,306 SF
11	Available	2,400 SF
12	Available	1,200 SF
13	Credit Central	1,200 SF
14	Available	1,200 SF
15	Singer Sewing	1,200 SF
16	Security Office	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
17	Available	1,200 SF
18	Available	1,200 SF
19	Pizza Hut	1,900 SF
20	Wingstop	2,600 SF
21	Check N Go	1,700 SF
22	Available	1,500 SF
23	Hometown Pharmacy	4,800 SF
24	Captain D's	4,500 SF



WILL VICKERY

will.vickery@tscg.com

205.776.6720