

CBRE



COMMERCE ROW

flexible. scalable. inspired.

FOR BUILT-TO-SUIT, GROUND LEASE, LEASE, OR SALE

COMMERCEROWTRUSSVILLE.COM

4638 CAMP COLEMAN ROAD
TRUSSVILLE, ALABAMA 35173



A Community Focused on Bringing Activity + Life to the Area

Commerce Row is a modern office, retail, and flex warehouse development located at the new entrance of Trussville's Paine Industrial Park. The project plans to offer flexible office and warehouse space along with a common area that will feature boutique retail, restaurants, and a flexible outdoor greenspace. The design includes Class A office space at the front and warehouse space at the rear. Commerce Row provides a vibrant community hub, promoting activity and giving businesses a platform to showcase their unique offerings.



13,080

SF OF RETAIL

± 2.4

ACRES OUTPARCEL OPPORTUNITY

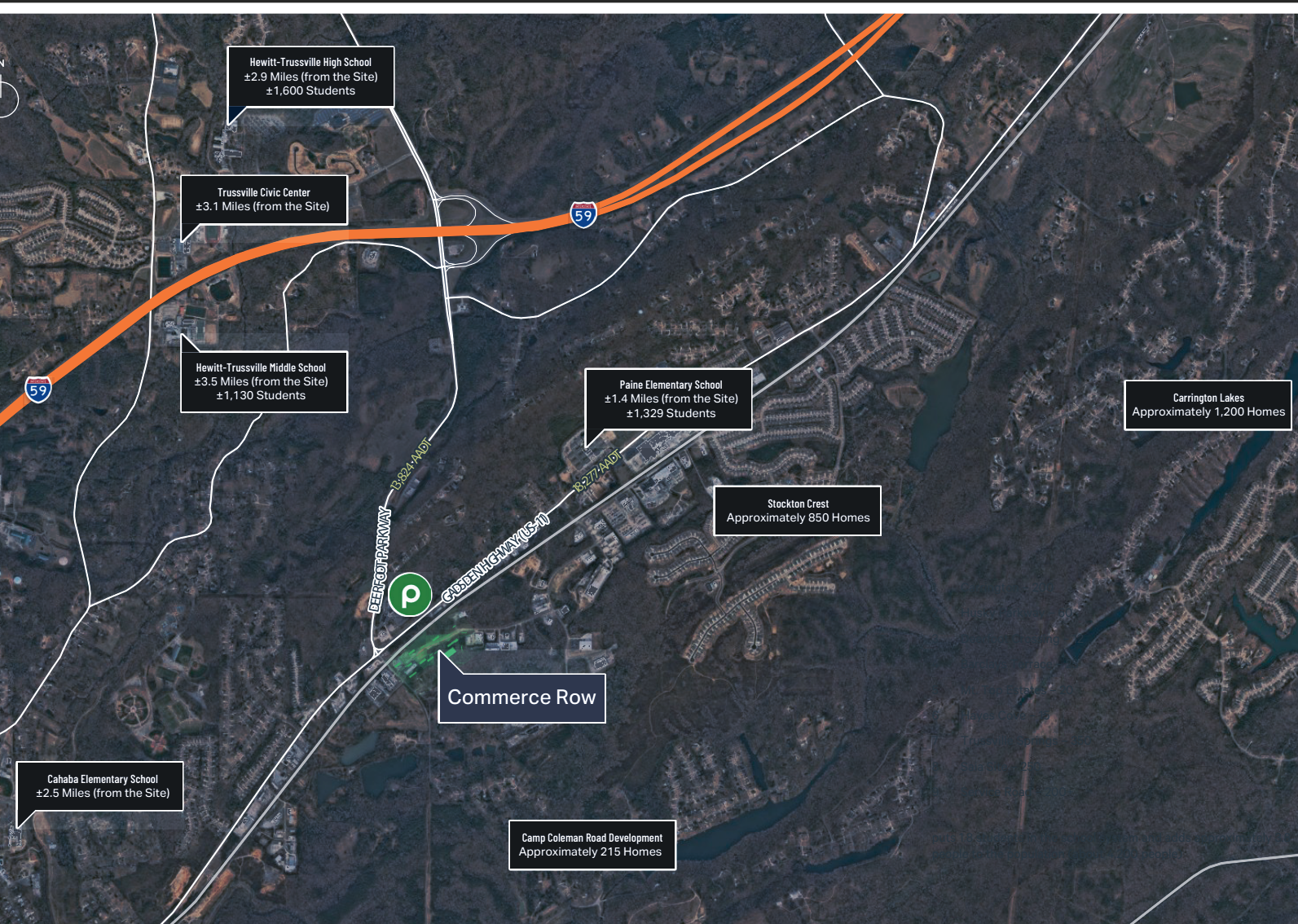
20

MILES TO BIRMINGHAM

The History of Trussville + Residential Growth

\$118,000

TRUSSVILLE
MEDIAN INCOME



NEW HOME PIPELINE

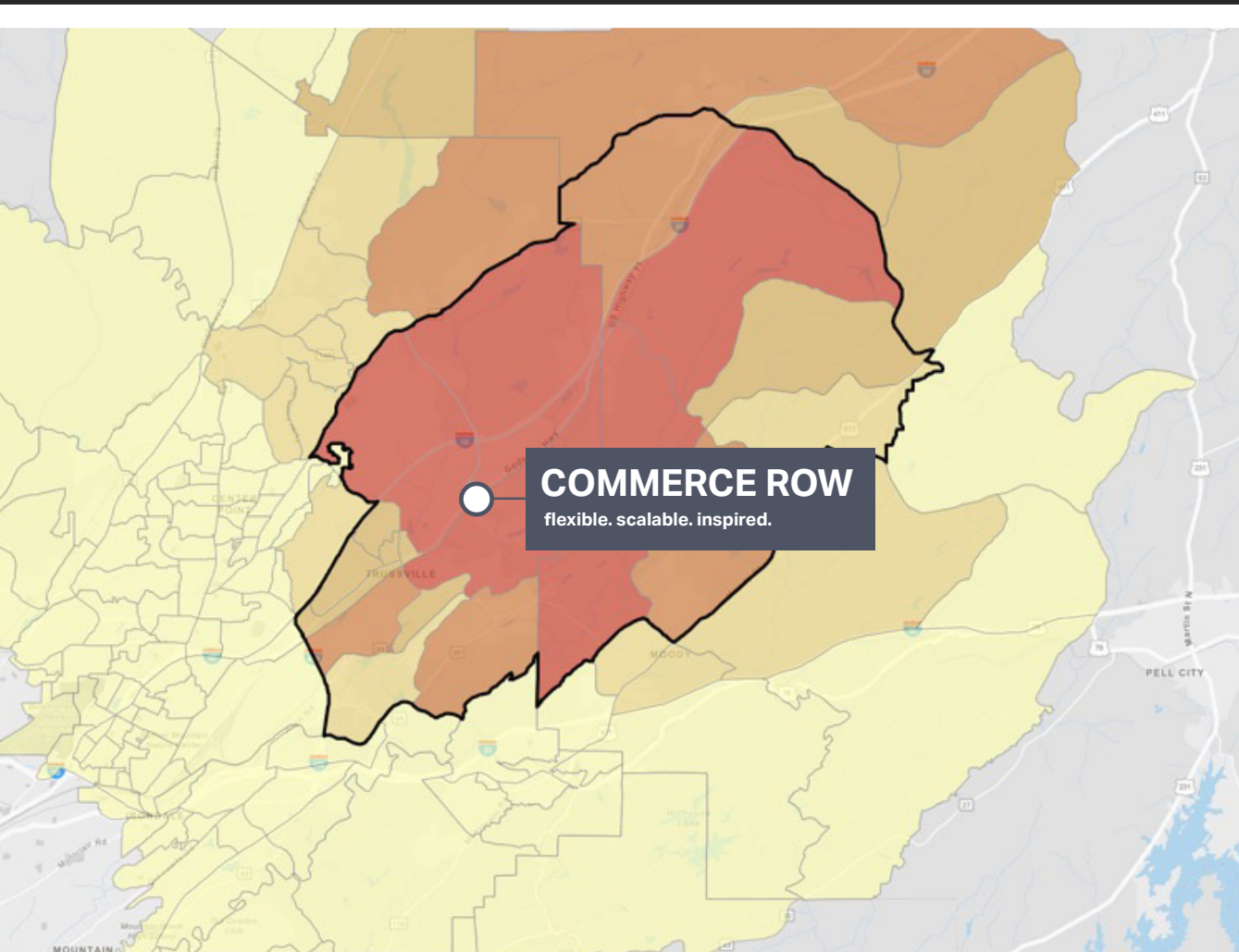
Carrington	- 200
Husky Parkway	- 60
Deerfoot Crossing	- 12
Barclays Terrace	- 25
Mt. Top Estates	- 20
Hayes Cove	- 15
Trussville Springs	- 350
Saia Site	- 250
Service Road	- 200+

#22 GOBankingRates

AMERICA'S 50
FASTEST-GROWING
SUBURBS WITH
HOME VALUES
UNDER \$500,000

Trussville population continues to grow. Based on recent data from the school system, each new home put adds approximately 3.8 people to the population (about 4,200 people)

Unmatched Appeal with Upscale Avenues & Savvy Suburbanites



With the residential development boom, Trussville has become a place for young professionals and savvy suburbanites to flock to. Commerce Row sits among upscale avenues with invaluable exposure in a strong regional demographic area, giving mass appeal and drawing in retailers and consumers alike.



Well-Located + Highly Amenitized Area

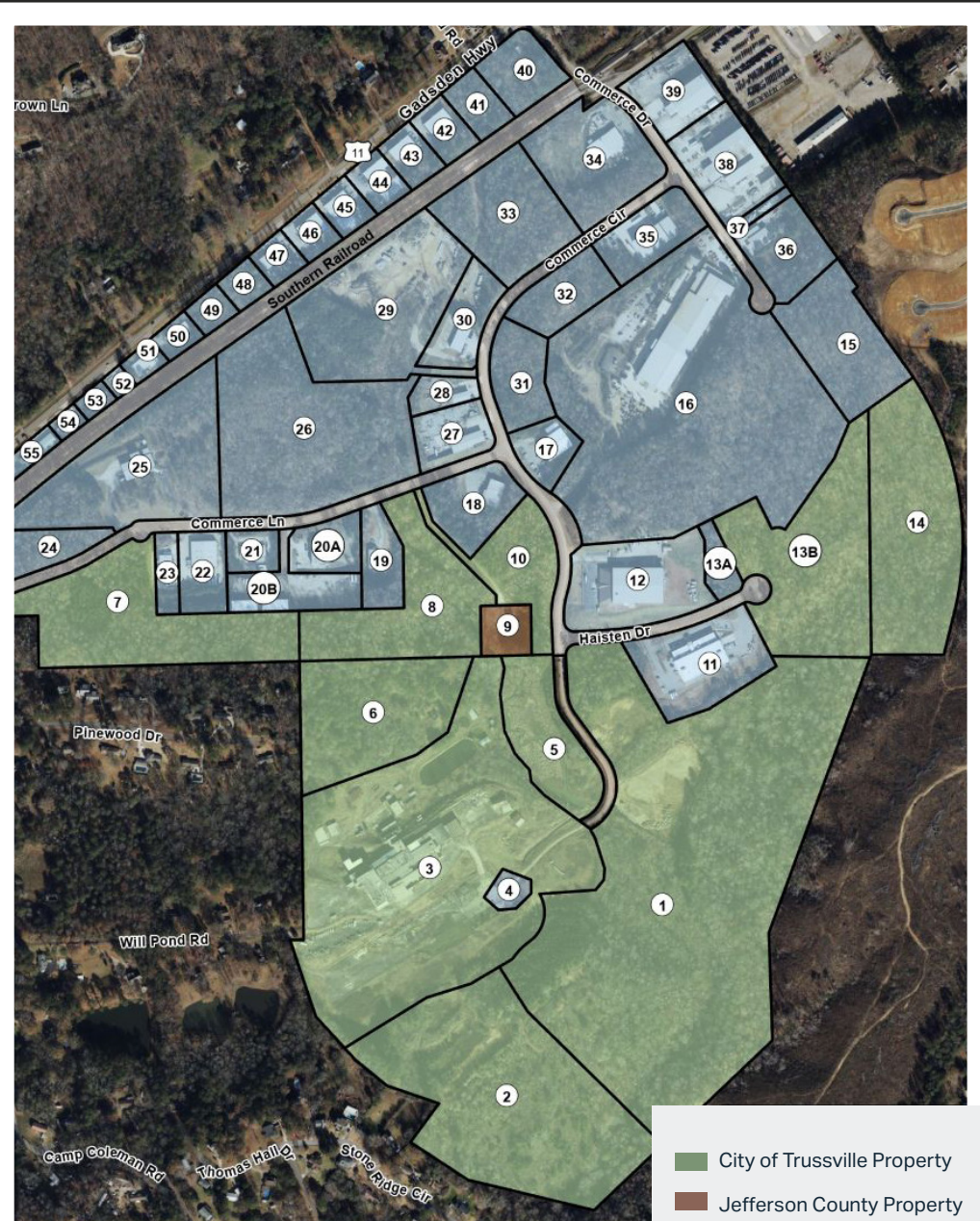
20 MILES
TO BIRMINGHAM



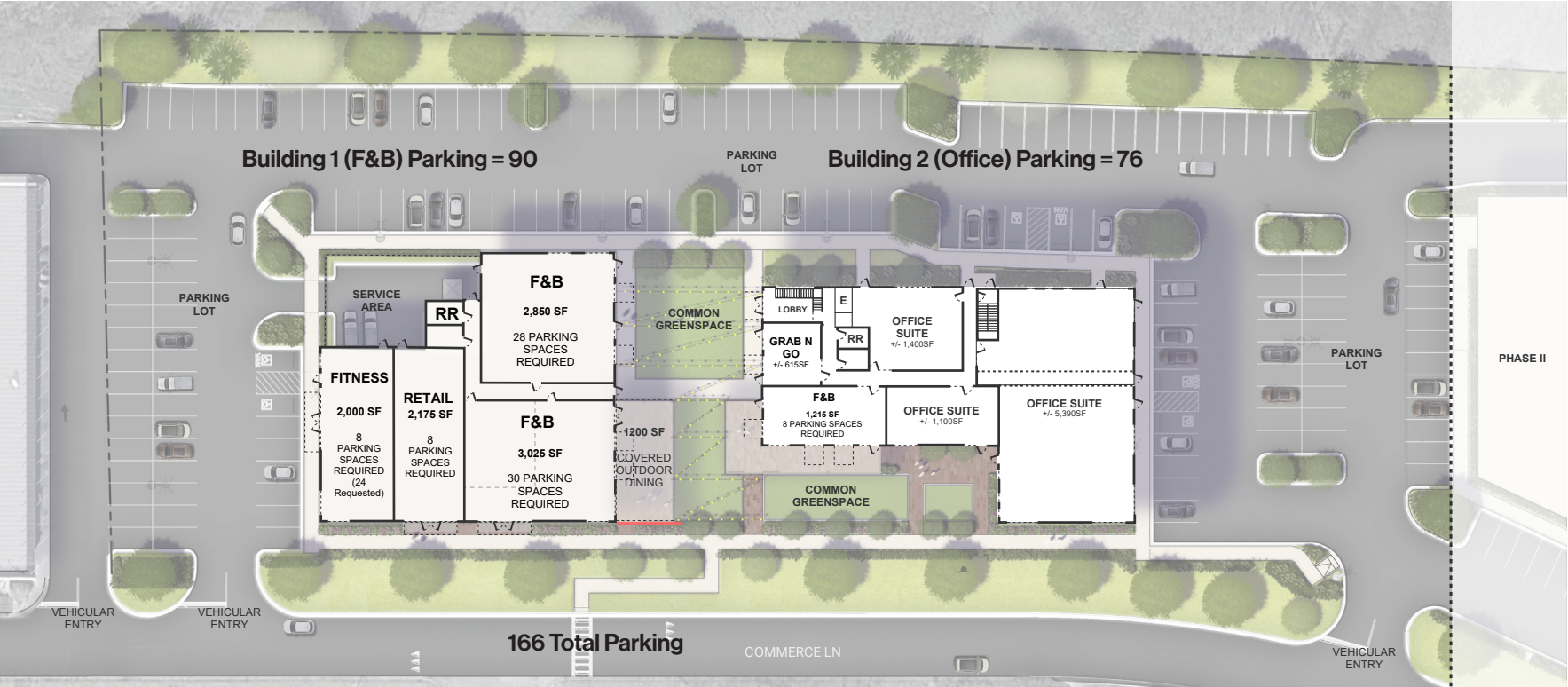
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An Industrial Corridor

Commerce Row is located at the newest entrance into Paine Industrial Park in Trussville. With great visibility via Hwy 11 and access to I-459, I-59, Paine Industrial Park has become not only a hub for job growth, but residential growth, as well. The park includes a variety of companies that offer high quality product & services and has enriched the Trussville area.



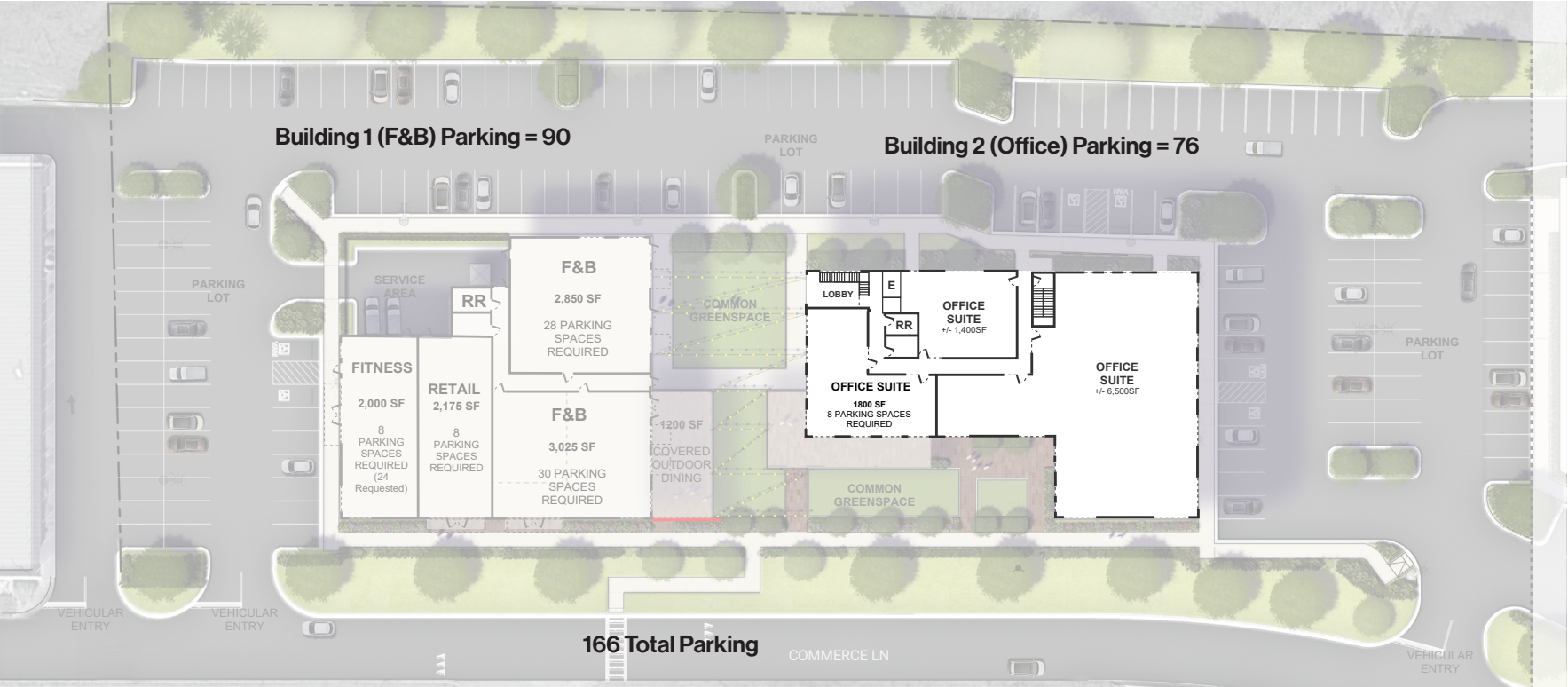
Site Plan COMMERCE ROW



PHASE 1 | GROUND FLOOR



Site Plan COMMERCE ROW



PHASE 1 | SECOND FLOOR



Site Plan **COMMERCE ROW**

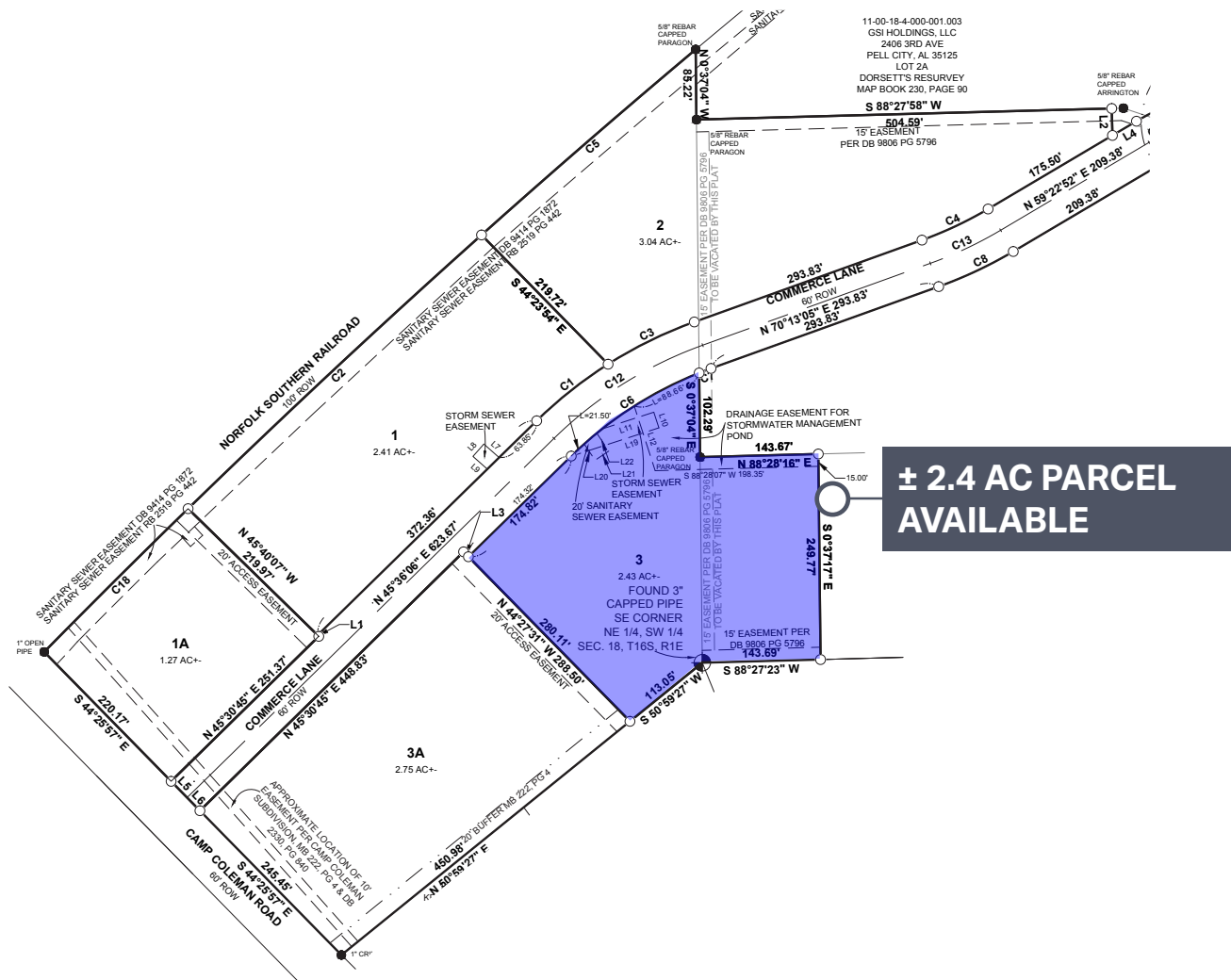


PHASE 1 | OFFICE, WAREHOUSE, RESTAURANT & RETAIL



Outparcel Opportunity

Commerce Row additionally has an outparcel opportunity available. Zoned for commercial use, the ± 2.4 AC is perfect for retail, restaurant, boutique hotel, dog park, brewery, and many other uses. The opportunities are endless.



COMMERCE ROW

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