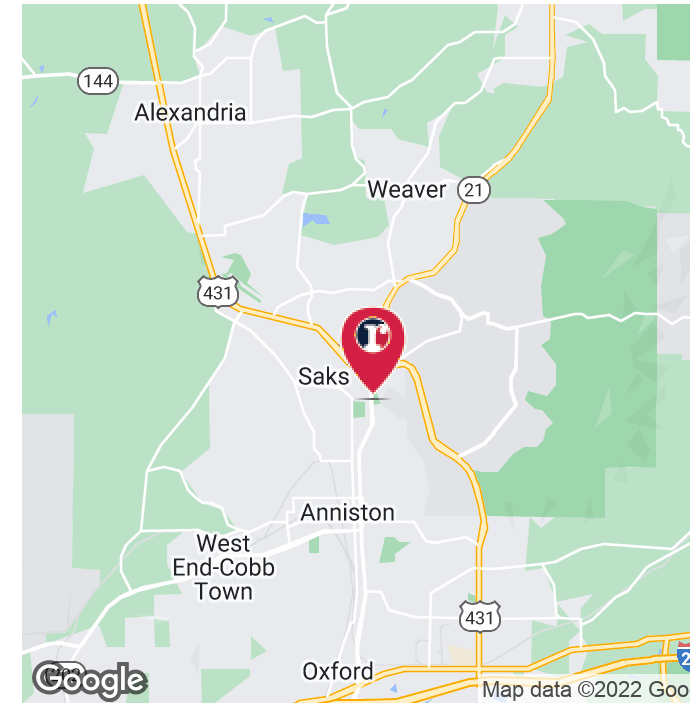


ANNISTON PLAZA

3500 McClellan Blvd Anniston, AL 36201



RETAIL PROPERTY FOR LEASE

15,600 SF Former Grocery Box Available for Immediate Occupancy

Property Highlights

- Former grocery box available immediately
- Great visibility from McClellan Blvd. with over 38,000 VPD
- Surrounding retail includes Big Lots, CitiTrends, Hibbett Sports, Harbor Freight Tools, Roses and Ashley Furniture

| Demographics | 3 Miles | 5 Miles | 7 Miles |
|--------------------|----------|----------|----------|
| Total Households | 8,741 | 16,945 | 25,333 |
| Total Population | 21,067 | 41,101 | 62,459 |
| Daytime Population | 28,025 | 48,043 | 72,148 |
| Average HH Income | \$47,033 | \$57,668 | \$63,062 |

Traffic Counts

38,600 VPD

DAVID ASHFORD, CCIM

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dashford@retailspecialists.com

JARED MOBLEY

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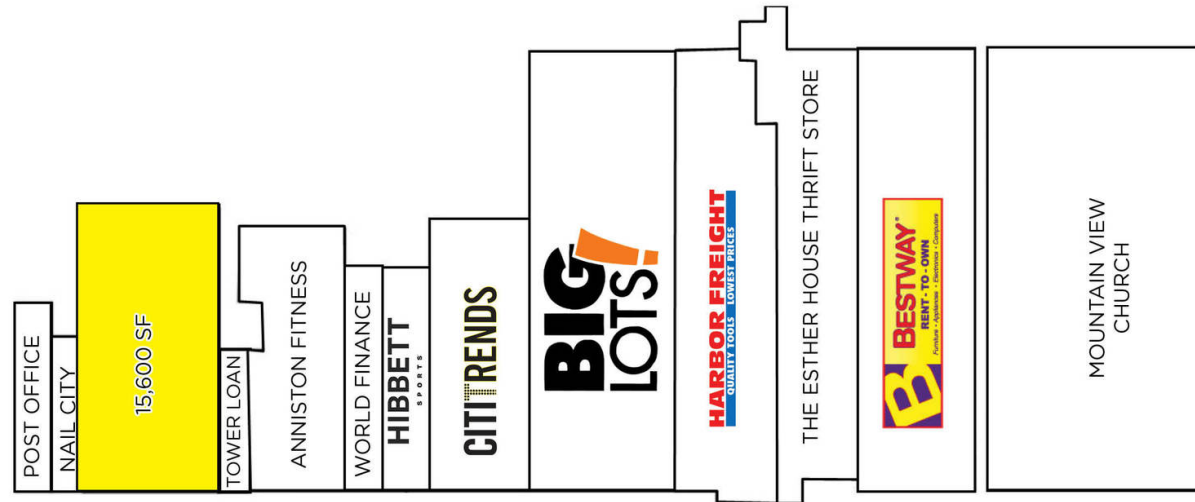
RETAIL SPECIALISTS
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ANNISTON PLAZA

3500 McClellan Blvd Anniston, AL 36201

SITE PLAN | FOR LEASE



| SUITE | TENANT | SPACE SIZE | SUITE | TENANT | SPACE SIZE |
|-------|--------------------------|------------|-------|-------------------------------|------------|
| 1 | Post Office | 1,972 SF | 8 | CitiTrends | 10,584 SF |
| 2 | Nail City | 2,100 SF | 9 | Big Lots | 28,000 SF |
| 3 | AVAILABLE | 15,600 SF | 10 | Harbor Freight | 17,770 SF |
| 4 | Tower Loan | 1,200 SF | 11 | The Esther House Thrift Store | 13,239 SF |
| 5 | Anniston Fitness | 10,513 SF | 12 | Bestway RTO | 16,858 SF |
| 6 | World Finance | 1,250 SF | 13 | O'Reilly Auto Parts | 6,300 SF |
| 7 | Hibbett's Sporting Goods | 4,179 SF | 14 | Mountain View Church | 30,000 SF |

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