TANNEHILL PROMENADE

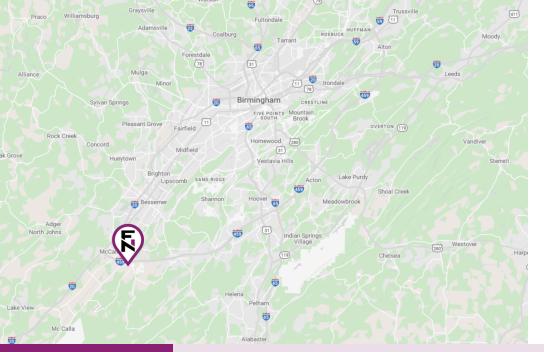
4889 Promenade Parkway, Bessemer, AL 35022





HIGHLIGHTS		
MSA	Birminghan	
COUNTY	Jefferson	
GLA	310,872	
ACRES	40.98	
PARKING	1,402	

DEMOGRAPHICS				
	1 Mile	3 Mile	5 Mile	
iţi	3,719	16,896	38,084	
	1,541	6,911	15,490	
\$	\$87,355	\$91,997	\$89,006	



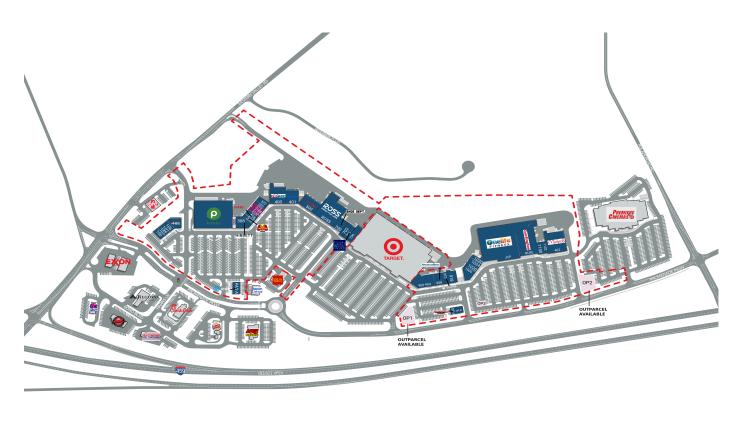
PROPERTY FEATURES

- Tannehill Promenade is a 310,872 SF shopping center anchored by a 45,600 SF Publix grocery store.
- The property is situated in a densely populated retail corridor approximately 20 miles southwest of downtown Birmingham.
- Located at the intersection of I-459 and Eastern Valley Rd, Tannehill Promenade offers excellent visibility to the combined traffic counts of over 86,000 VPD
- With population over 72,000 people and the average household income over \$93,000 within a 7 mile radius of the center, the area boasts a healthy demographic profile.
- High quality, essential operating, daily needs national tenants including Burlington, Ross, Michaels, PetSmart, TJMaxx, Five Below and America's Best.

TANNEHILL PROMENADE

4889 Promenade Parkway, Bessemer, AL 35022





SUITE BURL JCP OP-A OP-B OP1 OP2 OP3	TENANT NAME Burlington Onelife Fitness Firehouse Subs Tazikis Mediterranean Cafe OUTPARCEL AVAILABLE OUTPARCEL AVAILABLE	SF 25,357 57,455 1,946 2,664
PAD-A	AT&T	4,000
PADI PBLX ROSS 100 101 102 106 108 300 308 310 316 317 318A 318B 319 320 322 400 401 402 500 700 702 704 706 908 910 918 1000 1020 1020 1100 1100	Available Publix Ross McAlister s Deli Brows Threading and Waxing Supercuts Model Nails Mattress Firm GameStop Hibbett Sports Marco's Pizza GNC Great Clips Available Available Available Sally Beauty Supply True Dermatology PetSmart Five Below Michael's T.J. Maxx Shoe Dept. Kay Jewelers Bath & Body Works Maurices Aaron's America's Best Crumbl Cookies Habanero's Mexican Grill Ninja Japanese US Armed Forces Millennium Physical Therapy Royal Tobacco Oxmoor Valley Orthodontics Premier Martial Arts	45,600 25,000 3,500 1,006 1,400 3,000 4,086 1,600 6,478 2,000 1,400 1,360 1,440 2,000 1,591 2,382 11,970 9,012 16,999 21,165 5,200 2,500 3,035 5,000 10,989 4,640 2,074 4,500 4,861 2,400 2,800 2,400 2,400 2,400



AVAILABLE AVAILABLE SOON LEASED NAP (NOT A PART)



TANNEHILL PROMENADE

4889 Promenade Parkway, Bessemer, AL 35022





Disclaimer: All product and company names are trademarks™ or registered ® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. Any product names, logos, brands, and other trademarks or images featured or referred to within are the property of their respective trademark holders. These trademark holders are not affiliated with FNRP. The information contained herein is for general informational purposes only. FNRP makes no representation or warranty, express or implied. Your use of the information is solely at your own risk. This document may contain information concerning third party content, which FNRP does not warrant, endorse, or assume liability for.