

**KOHL'S**



**Lot 3  
3.6 AC**

**BancorpSouth**



**bedz express**

**CLUB 4  
FITNESS**

**Ashley  
HOMESTORE**

Misty Ridge Dr

**MILO'S  
ORIGINAL  
BURGER SHOP**



**WELLS  
FARGO**

**Arby's**

**TSC TRACTOR  
SUPPLY CO**

**MEDITERRANEAN  
COSTA'S  
CAFE**



**LONGHORN  
STEAKHOUSE**



**BURGER  
KING**



**EXPRESS  
OIL CHANGE  
TIRE  
ENGINEERS**



**LEGACY**



**Marshalls  
ROSS  
DRESS FOR LESS**

**Krystal**

**Holiday Inn**

Service Rd

**FOR SALE**

**3.6 Acres Available**

Chalkville Mountain Road | Trussville, AL



# 3.6 Acres Available

Chalkville Mountain Road | Trussville, AL



**FOR SALE**

## 3.6 Acres Available

### ABOUT THE PROPERTY

- Located on high-trafficked Chalkville Mountain Road at the Trussville Shopping Center, the retail hub of northeast Birmingham and centrally located in the city's growth corridor
- Nearby I-59 and the Trussville Business District
- Adjacent to Ashley Home Store, Tractor Supply Co., and Club 4 Fitness

### TRAFFIC COUNTS

Chalkville Mountain Road, SE of Site	42,389 VPD
Chalkville Mountain Road, NW of Site	34,069 VPD
I-59, S of Site	62,439 VPD
I-59, NE of Site	51,025 VPD

Year: 2021 | Source: ALDOT

### NEARBY RETAILERS



### DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	37,010	89,693	121,579
Average HH Income	\$92,233	\$87,213	\$87,397
Total Daytime Population	30,351	76,397	103,731

Year: 2022 | Source: Esri

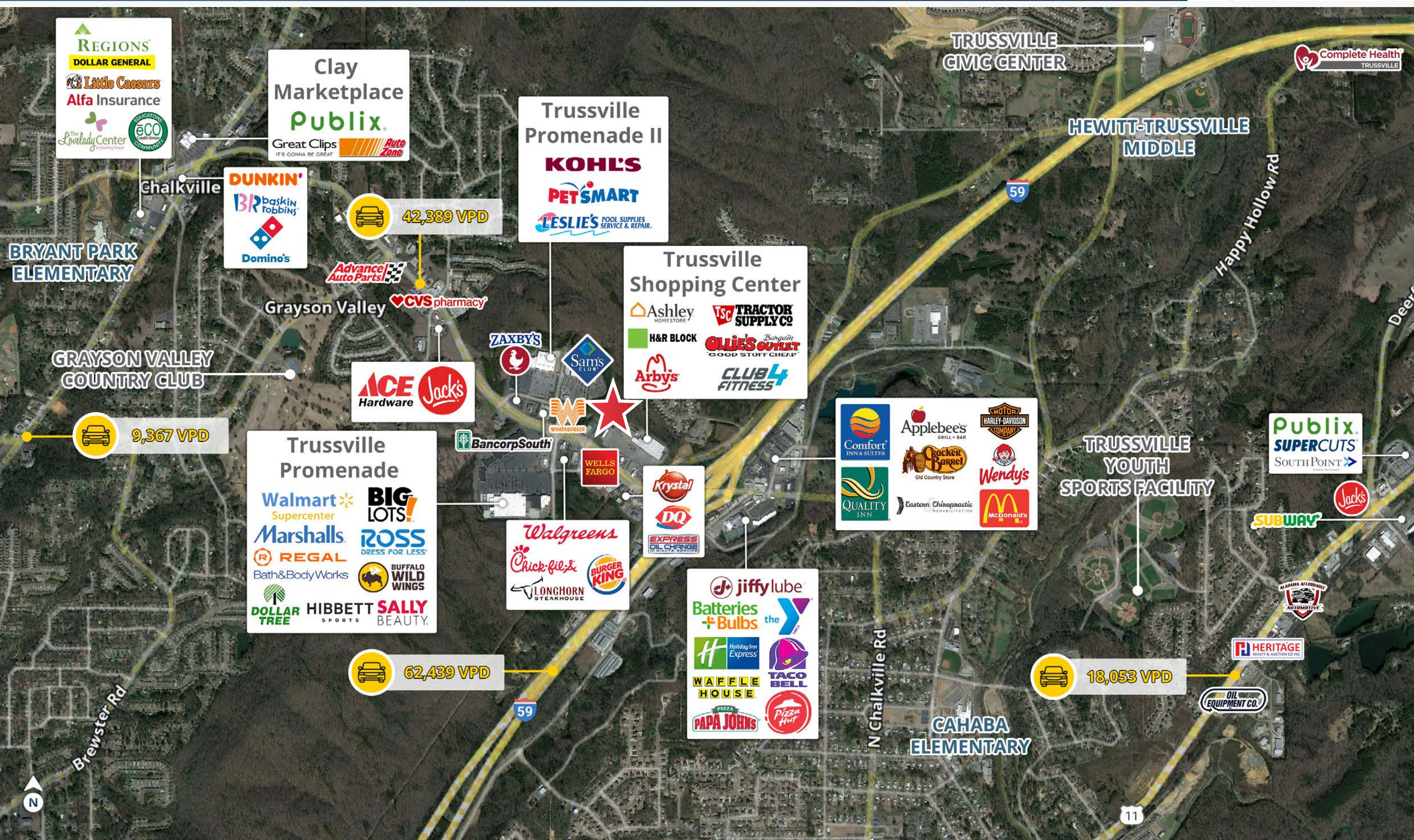
### CONTACT

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# 3.6 Acres Available

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**Lot 3  
3.6 AC**

- Zaxby's
- Kohl's
- Sams Club
- BancorpSouth
- Whataburger
- bedz express
- Club 4 Fitness
- Ashley Homestore
- REGAL
- Milo's
- Chalkville Mountain Rd
- Big Lots!
- Costa's
- Chick-fil-A
- Wells Fargo
- Arby's
- Dollar Tree
- Buffalo Wild Wings
- Longhorn Steakhouse
- Burger King
- Full Moon Bar-B-Que
- Marshall's
- Ross Dress for Less
- Walmart Supercenter
- Tractor Supply Co
- Shell
- DQ
- Express Oil Change
- Tire Engineers
- Chevron
- Krystal
- Legacy
- Service Rd



# 3.6 Acres Available

Chalkville Mountain Road | Trussville, AL



## DEMOGRAPHIC HIGHLIGHTS

### Population

	3 miles	5 miles	7 miles
2022 Estimated Population	37,010	89,693	121,579
2027 Projected Population	36,589	89,042	120,681
Projected Annual Growth Rate 2022 to 2027	-0.23%	-0.15%	-0.15%

### Daytime Population

	3 miles	5 miles	7 miles
2022 Daytime Population	30,351	76,397	103,731
Workers	12,393	31,653	42,864
Residents	17,958	44,744	60,867

### Income

2022 Est. Average Household Income	\$92,233	\$87,213	\$87,397
2022 Est. Median Household Income	\$70,187	\$63,680	\$63,065

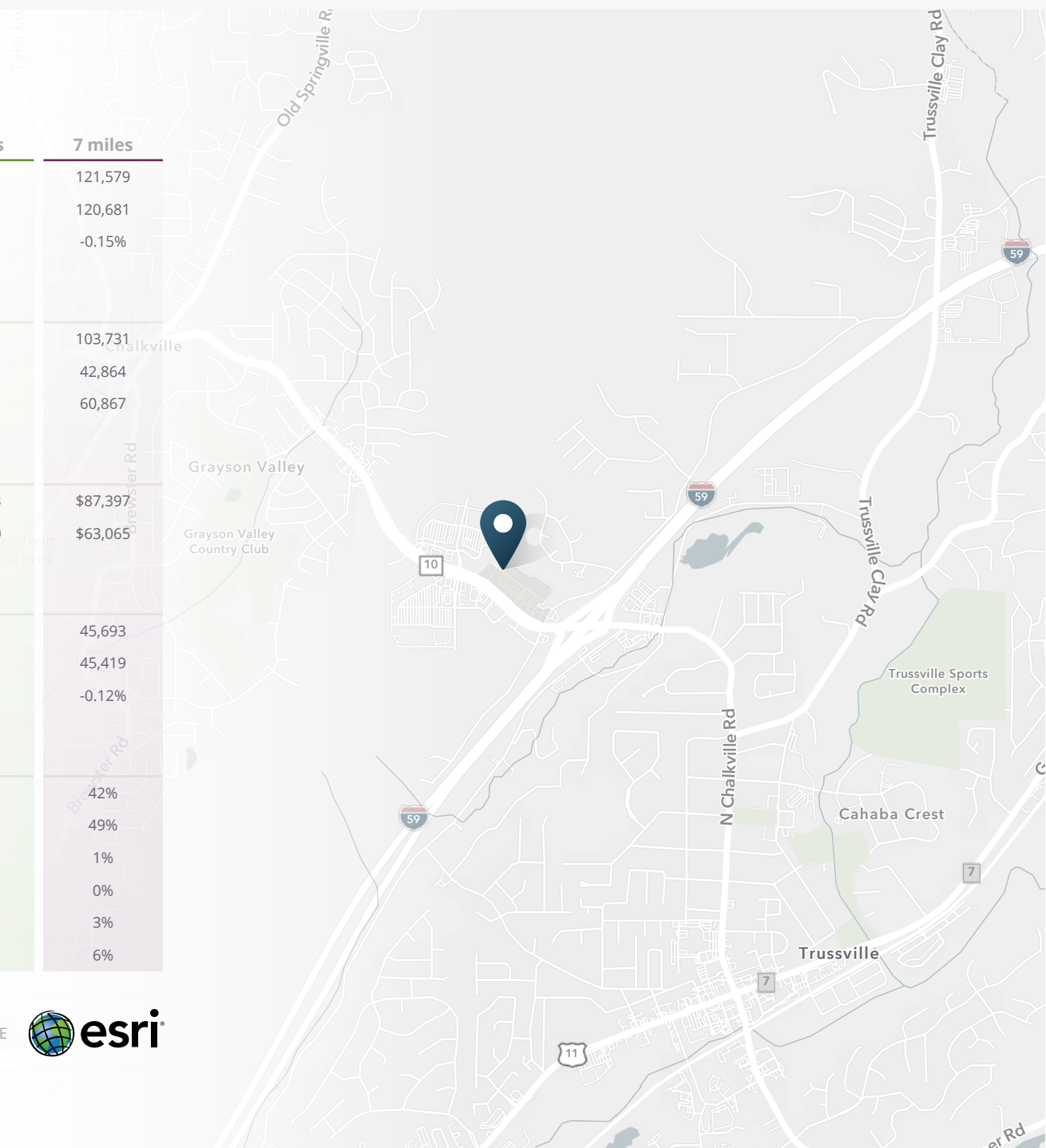
### Households & Growth

2022 Estimated Households	13,849	33,559	45,693
2027 Estimated Households	13,725	33,381	45,419
Projected Annual Growth Rate 2022 to 2027	-0.18%	-0.11%	-0.12%

### Race & Ethnicity

2022 Est. White	51%	42%	42%
2022 Est. Black or African American	41%	49%	49%
2022 Est. Asian or Pacific Islander	2%	1%	1%
2022 Est. American Indian or Native Alaskan	0%	0%	0%
2022 Est. Other Races	2%	3%	3%
2022 Est. Hispanic	4%	5%	6%

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

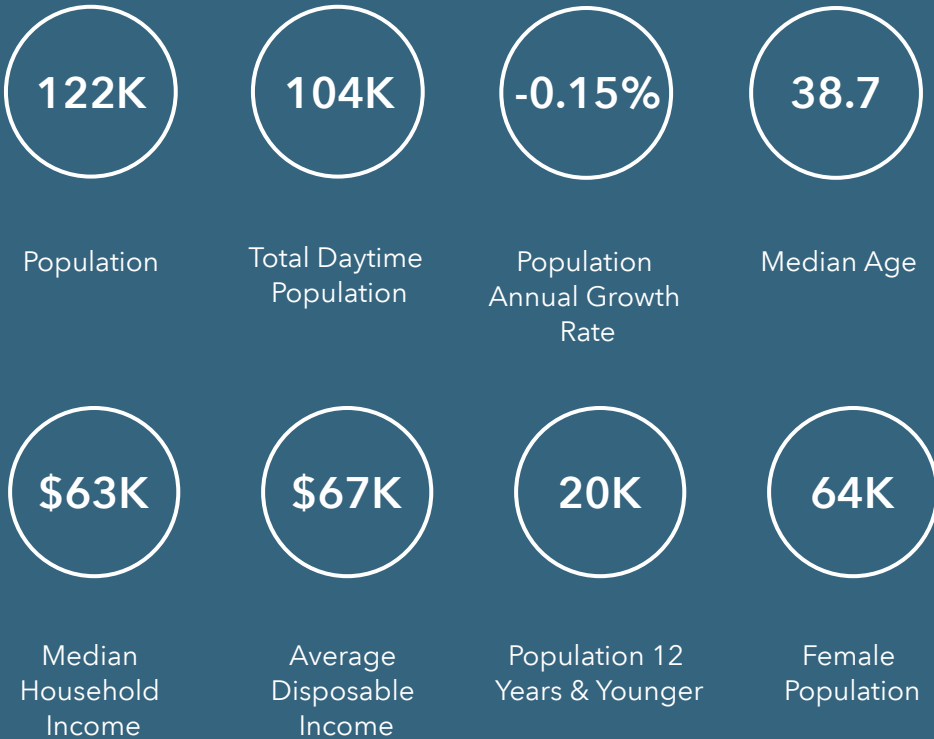


# TARGET MARKET SUMMARY

3.6 AC - Trussville Shopping Center

Ring of 7 miles

## KEY FACTS



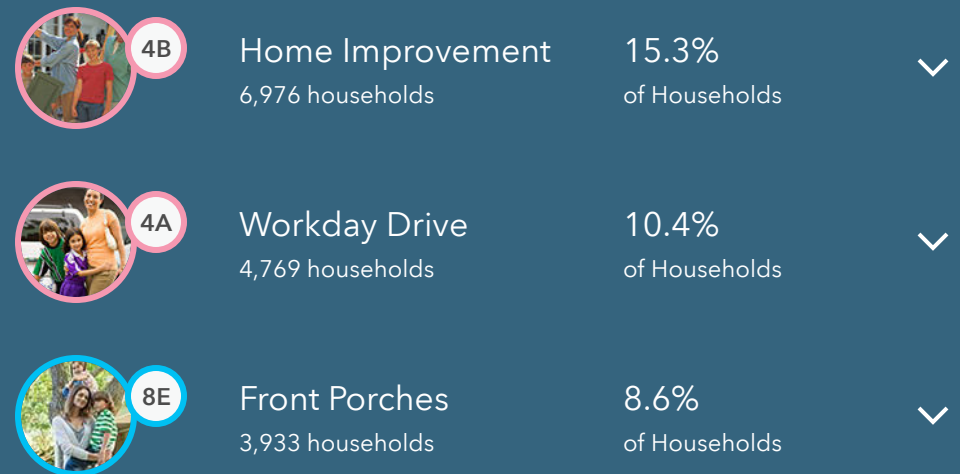
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2022, 2027.

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# ANNUAL ENTERTAINMENT SPENDING



## Tapestry Segments





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