



FOR LEASE

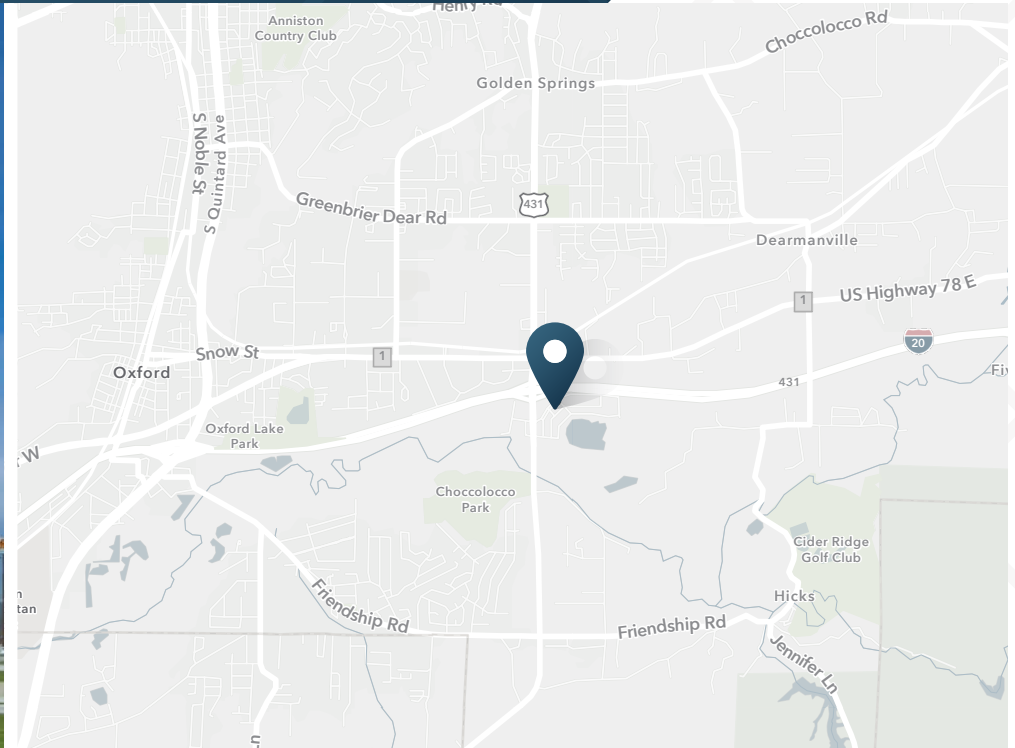
Oxford Exchange

1100 Oxford Exchange Boulevard | Oxford, AL 36203



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15,170 SF

Available 04.01.2026

777,432 SF

GLA

ABOUT THE PROPERTY

- Anchor-Quality 15,170 SF space coming available on April 1, 2026 at Oxford Exchange.
- Anchored by national giants including Target, Sam's Club, Kohl's, Hobby Lobby, PetSmart, T.J. Maxx, and Home Depot - driving exceptional foot traffic and consistent customer draw.
- Join major brands like Burlington, Ross Dress for Less, Old Navy, Best Buy, Dick's Sporting Goods, Mattress Firm, and Buffalo Wild Wings.
- Highly visible from I-20 and conveniently accessible via Leon Smith Parkway with strong vehicular and destination traffic daily.
- Oxford Exchange serves a wide trade area including Oxford, Anniston, and surrounding communities.

TRAFFIC COUNTS

| | |
|-------------------------------|------------|
| Leon Smith Parkway, N of Site | 30,156 VPD |
| I-20, E of Site | 47,598 VPD |
| I-20, W of Site | 47,789 VPD |

Year: 2024 | Source: ALDOT

TENANTS INCLUDE



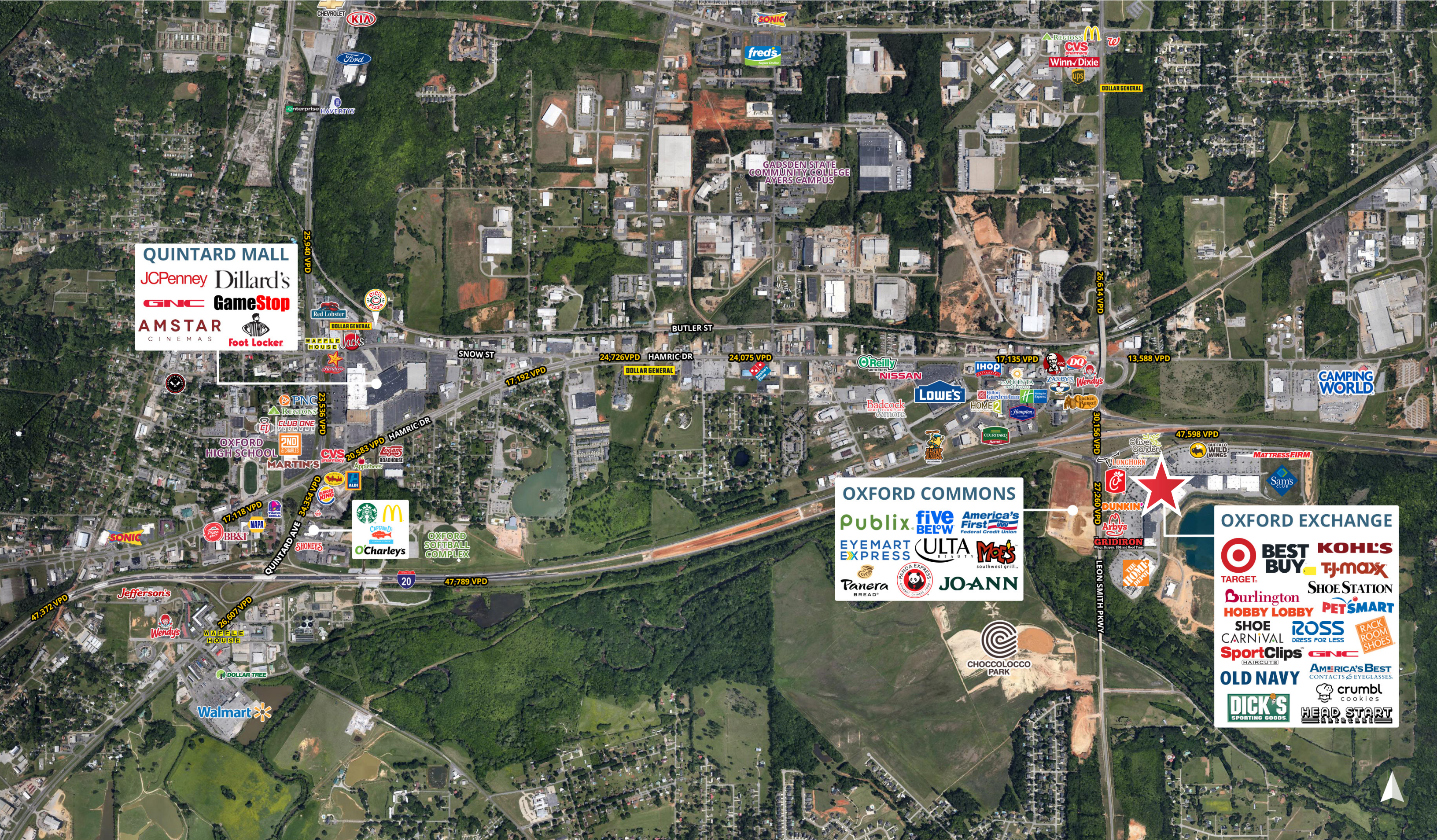
DEMOGRAPHICS

| | 3 Miles | 5 Miles | 7 Miles |
|--------------------------|----------|----------|----------|
| Population | 16,618 | 33,440 | 48,871 |
| Average HH Income | \$97,713 | \$87,475 | \$80,931 |
| Total Daytime Population | 22,158 | 44,462 | 59,165 |

Year: 2025 | Source: Esri

CONTACT

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| OXFORD EXCHANGE TENANT LISTING | | | | | | | | |
|--------------------------------|------------------------|-----------|-----|--------------------------------------|-----------|-------|---------------------|------------|
| 110 | PetSmart | 20,227 SF | 208 | America's Best Contacts & Eyeglasses | 3,520 SF | 322 | Firehouse Subs | 1,588 SF |
| 112/114 | Shoe Carnival | 13,200 SF | 210 | AVAILABLE 04.01.2026 | 15,170 SF | 324 | Bedzzz Express | 4,400 SF |
| 120 | Ross Dress for Less | 30,187 SF | 215 | Burlington | 20,950 SF | 330 | Buffalo Wild Wings | 5,400 SF |
| 124 | Rack Room Shoes | 6,000 SF | 220 | Best Buy | 20,000 SF | 335 | Mattress Firm | 6,000 SF |
| 126 | Lane Bryant | 6,000 SF | 225 | Hobby Lobby | 54,990 SF | U-100 | Home Depot | 112,439 SF |
| 128 | Lendmark Financial | 2,162 SF | 230 | Blue Fin Japanese Sushi & Steakhouse | 8,060 SF | U-150 | Target | 126,874 SF |
| 130 | Sport Clips | 1,402 SF | 235 | Dick's Sporting Goods | 45,000 SF | U-240 | Kohl's | 69,507 SF |
| 132 | Gracie Accessories | 1,004 SF | 300 | AT&T | 2,000 SF | U-250 | Sam's Club | 124,267 SF |
| 134 | Edward Jones | 1,233 SF | 302 | Jersey Mike's | 1,600 SF | U-400 | The Gridiron | 4,381 SF |
| 140 | Old Navy | 14,800 SF | 304 | Rock N Roll Sushi | 1,600 SF | U-405 | Arby's | 3,115 SF |
| 145 | T.J. Maxx | 28,000 SF | 306 | C.A.R.E.S. | 2,400 SF | U-410 | Chevron | 3,618 SF |
| 200 | The Joint Chiropractic | 1,046 SF | 308 | Sally Beauty Supply | 1,600 SF | U-420 | Chick-fil-A | 11,433 SF |
| 202 | GNC | 1,771 SF | 310 | Queen Nails | 1,600 SF | U-425 | Longhorn Steakhouse | 5,873 SF |
| 204 | Bath & Body Works | 3,616 SF | 312 | Crumbl Cookies | 1,999 SF | U-430 | Olive Garden | 7,209 SF |
| 206 | Luxury Nail Lounge | 2,541 SF | 320 | Mexico Lindo Grill | 2,800 SF | | | |

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DEMOGRAPHIC HIGHLIGHTS

3 MILES

| | | | |
|------------|--------------------------|--------------------------|------------------|
| 16,618 | 22,158 | \$97,713 | 7,254 |
| Population | Total Daytime Population | Average Household Income | Total Households |

5 MILES

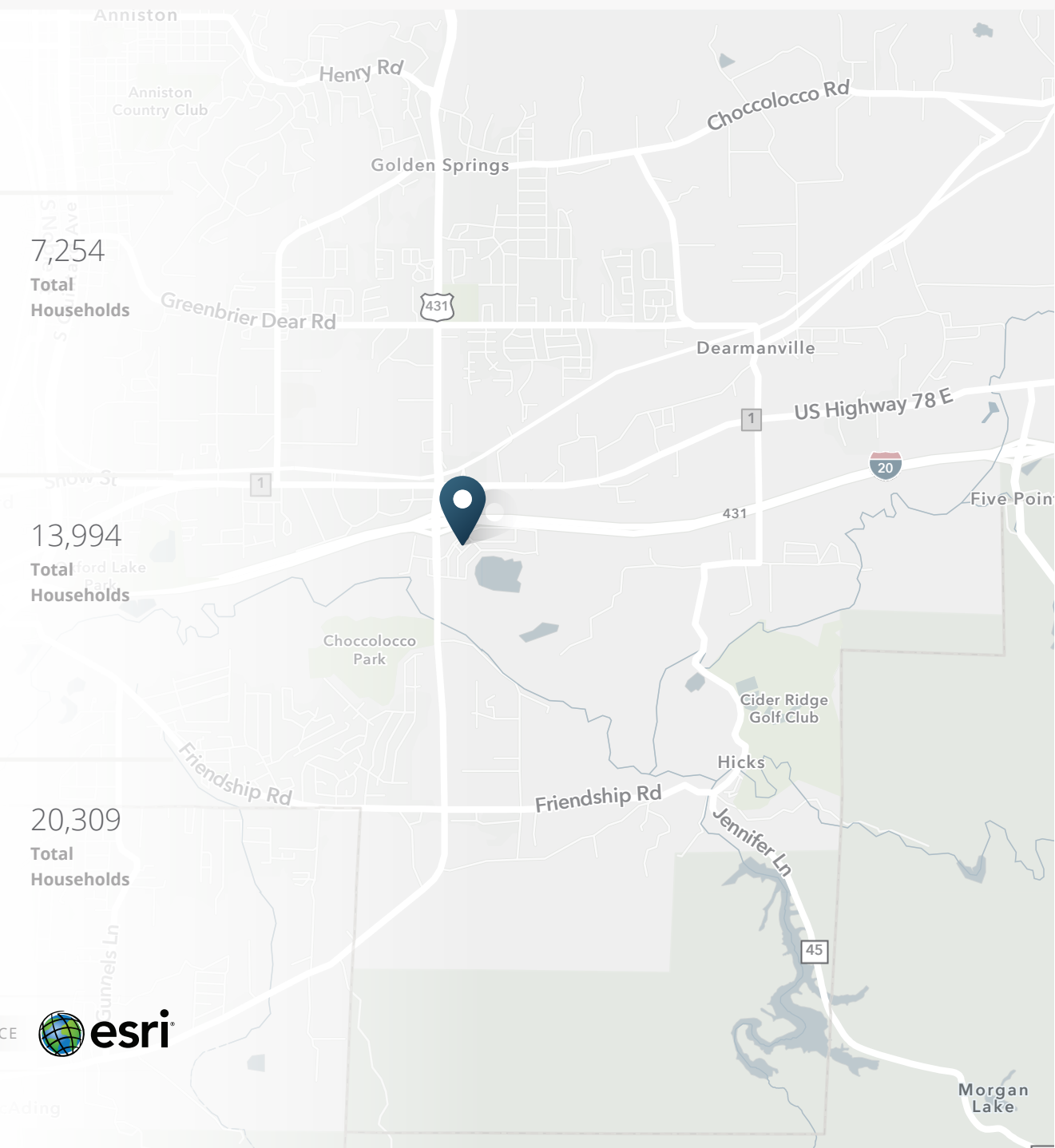
| | | | |
|------------|--------------------------|--------------------------|------------------|
| 33,440 | 44,462 | \$87,475 | 13,994 |
| Population | Total Daytime Population | Average Household Income | Total Households |

7 MILES

| | | | |
|------------|--------------------------|--------------------------|------------------|
| 48,871 | 59,165 | \$80,931 | 20,309 |
| Population | Total Daytime Population | Average Household Income | Total Households |

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

SOURCE



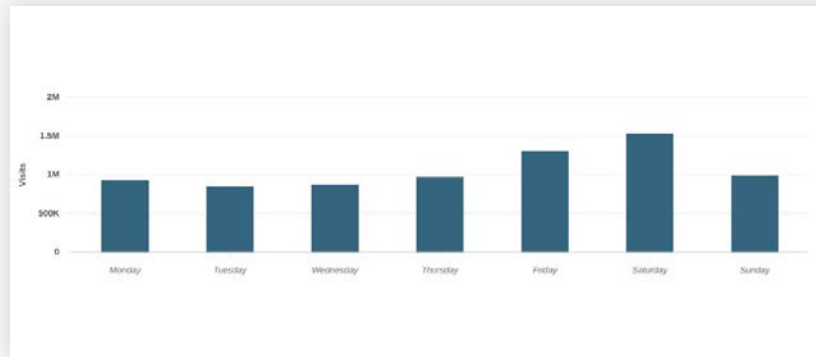
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

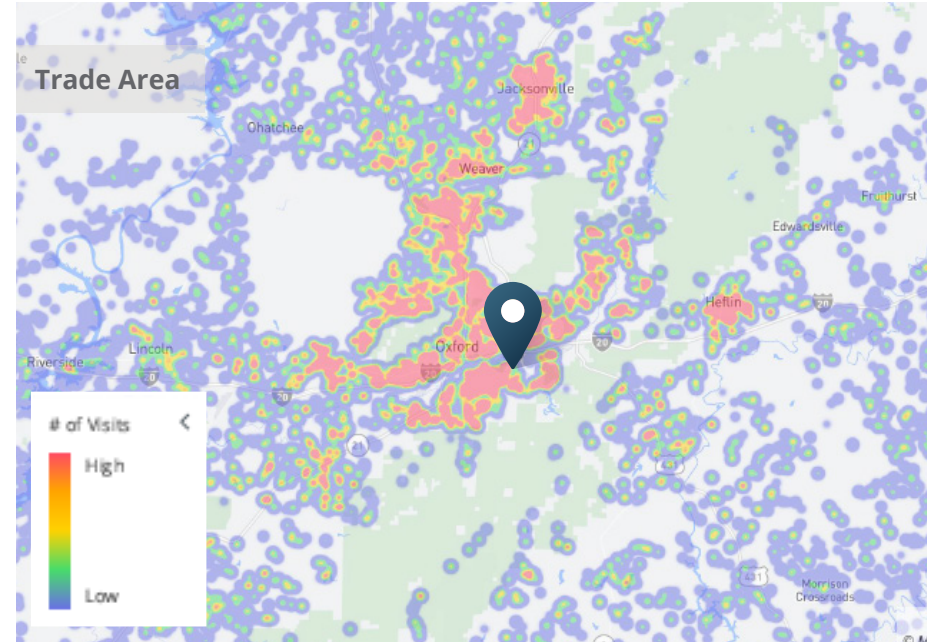
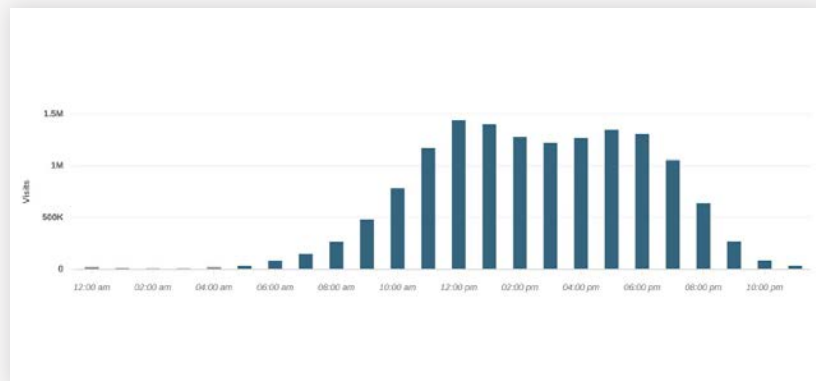
08/19/2024 - 08/18/2025

| Estimated # of Customers | Estimated # of Visits | Average Visits/Customer |
|--------------------------|-----------------------|-------------------------|
| 912.9K | 7.4M | 8.16 |

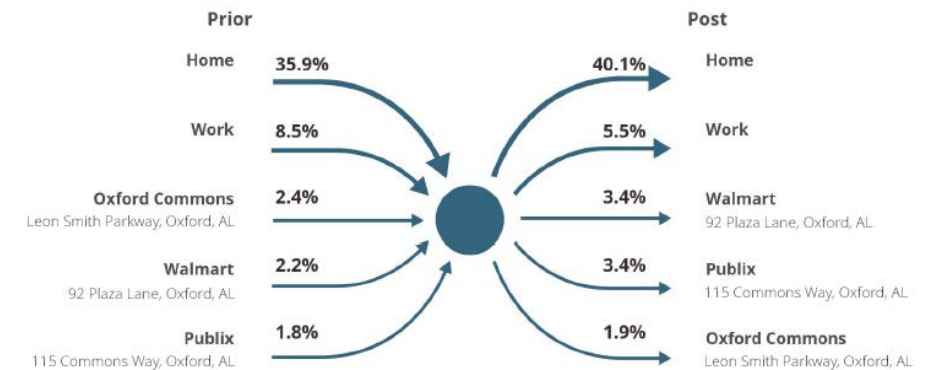
Daily Visits



Hourly Visits



Customer Journey



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SOURCE



Placer.ai



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