

Publix #1281 - Calera Crossing

56-90 Market Place Circle
Calera, AL 35040
Lat 33.155, Long -86.748

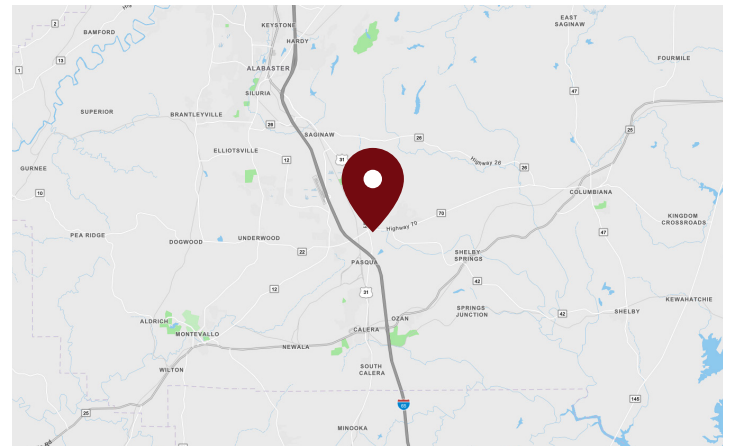
GROUND LEASE



±1.13 - ±1.26 ACRE OUTPARCELS AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located In The Birmingham-Hoover MSA, The Largest MSA In Alabama And A Top 50 MSA In The United States With A Population Of More Than 1.1 Million Residents Highlight Number Three
- Positioned In Calera, The Sixth Fastest Growing City In Alabama And Part Of Shelby County, Which Is Expected To Be The Fourth Fastest Growing County In Alabama Over The Next Ten Years
- The Property Is Situated At The Intersection Of Highway 31 and Highway 70 Less Than A Mile From I-65 (51,000 VPD)



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	784	16,051	25,794
Daytime Population	2,217	10,579	22,058
Total Households	269	5,889	9,612
Avg. HH Income	\$73,588	\$80,999	\$84,542

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

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Suite	Tenant	Size
400	Publix	45,600
300	Doss Dental	1,820
320	State Farm	980
340	Podos Boutique	1,400
360	Great Clips	1,400
380	Sun N Nail	1,400
520	Advance Weight Loss Center	1,400
540	UPS Store	1,400
560	Pizza Hut	1,400

Suite	Tenant	Size
580	Mutual Savings Credit Union	1,400
602-603	Ichiban Express Sushi	2,400
601	ABC Select Spirits	3,200
OP1	Leased	±1.17 AC
OP2	AVAILABLE	±1.13 AC
OP3	AVAILABLE	±1.26 AC
OP4	AVAILABLE	±1.14 AC
TOTAL		63,800



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	145,756
Friday	134,421
Sunday	126,770

OF VISITS

TOP 3 HOURS

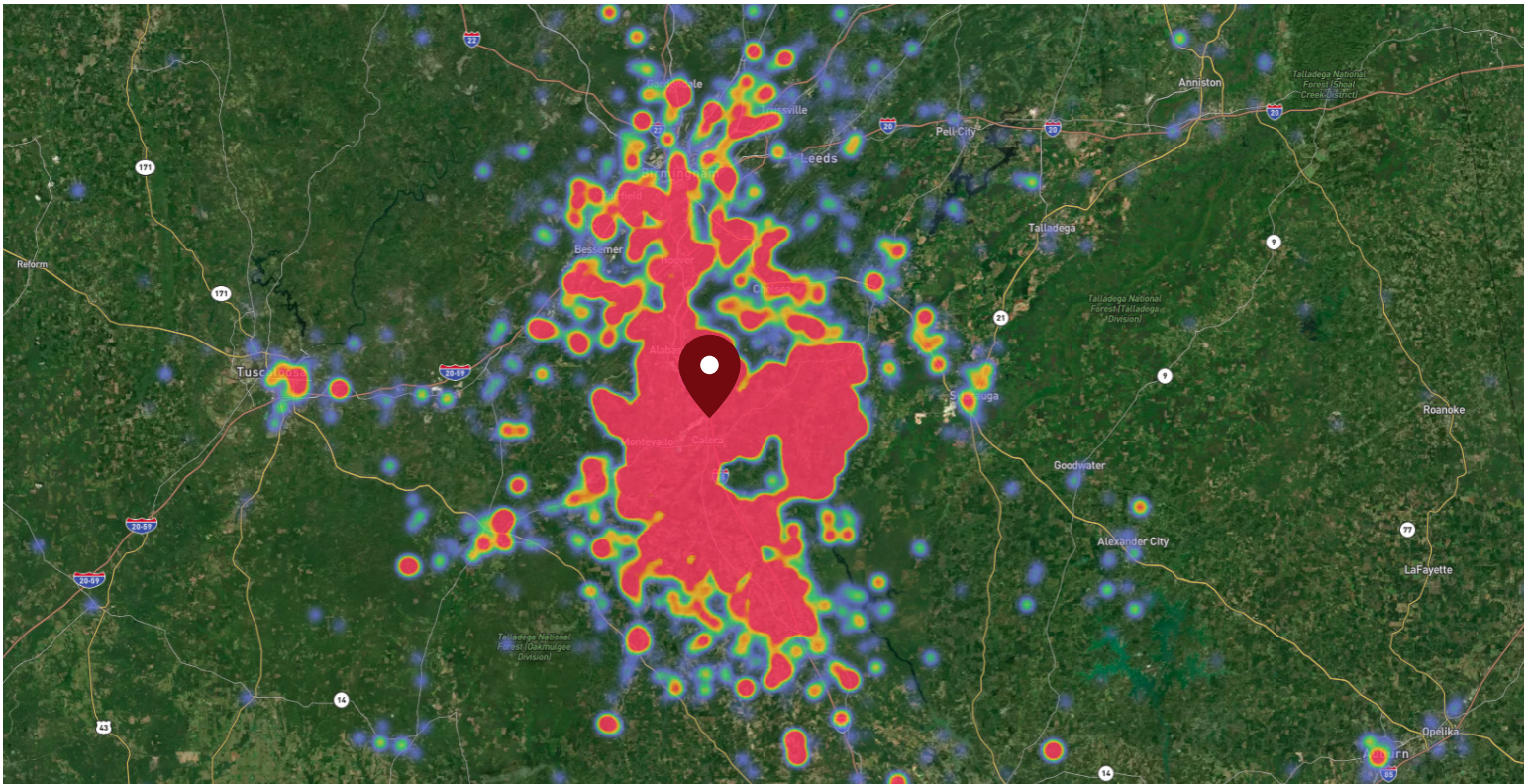


4-5 PM	164,132
5-6 PM	161,319
3-4 PM	148,338

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) September 1, 2021 - August 31, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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