

# Big Box Co-Anchor

33330 U.S. 280, Childersburg, AL 35044

**40,000 Sq Ft**  
**Retail Space - For Sale**



## Location



## Property Highlights

- Prominent exposure and clear visibility on Highway 280
- Approx. 21,759 vehicles per day
- Within 37 miles from Birmingham, AL
- Tractor & Supply co-anchor with Taco Bell neighbor
- Tractor & Supply opened January 2023 and averaged 3.9M in Sales with 103.7k visits in last 12-months (Placer.AI)
- Well suited for Automotive Parts and Accessories Store, ALDI's, John Deere, True Value
- BONUS: TWO +/- 0.80 - 1.5 AC Outparcels Available for Ground Lease as well. Will lease individually

## NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

3100 Lorna Road, Suite 100, Birmingham, AL 35216

[www.chasecommercial.com](http://www.chasecommercial.com)

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**CALL FOR PRICING  
For Sale**

## Site Plan

**TSC TRACTOR  
SUPPLY CO**

**40,000 SF  
Available**

LIMBROUGH AVE

**LOT 1**

**LOT 2**

## Property Description

Nestled in the heart of Childersburg, AL, this retail space enjoys the advantage of being a significant player in an expanding suburban enclave adjacent to Birmingham. With Birmingham just a 40-minute commute away, this locale offers unparalleled accessibility to a vast consumer base. Adjacent to the esteemed Central Alabama Community College, this location attracts a steady stream of students, faculty, and staff, ensuring a constant flow of foot traffic and potential customers. Enjoy unparalleled exposure with excellent access and visibility along the bustling HWY 280 corridor.

## More Information



*For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device*

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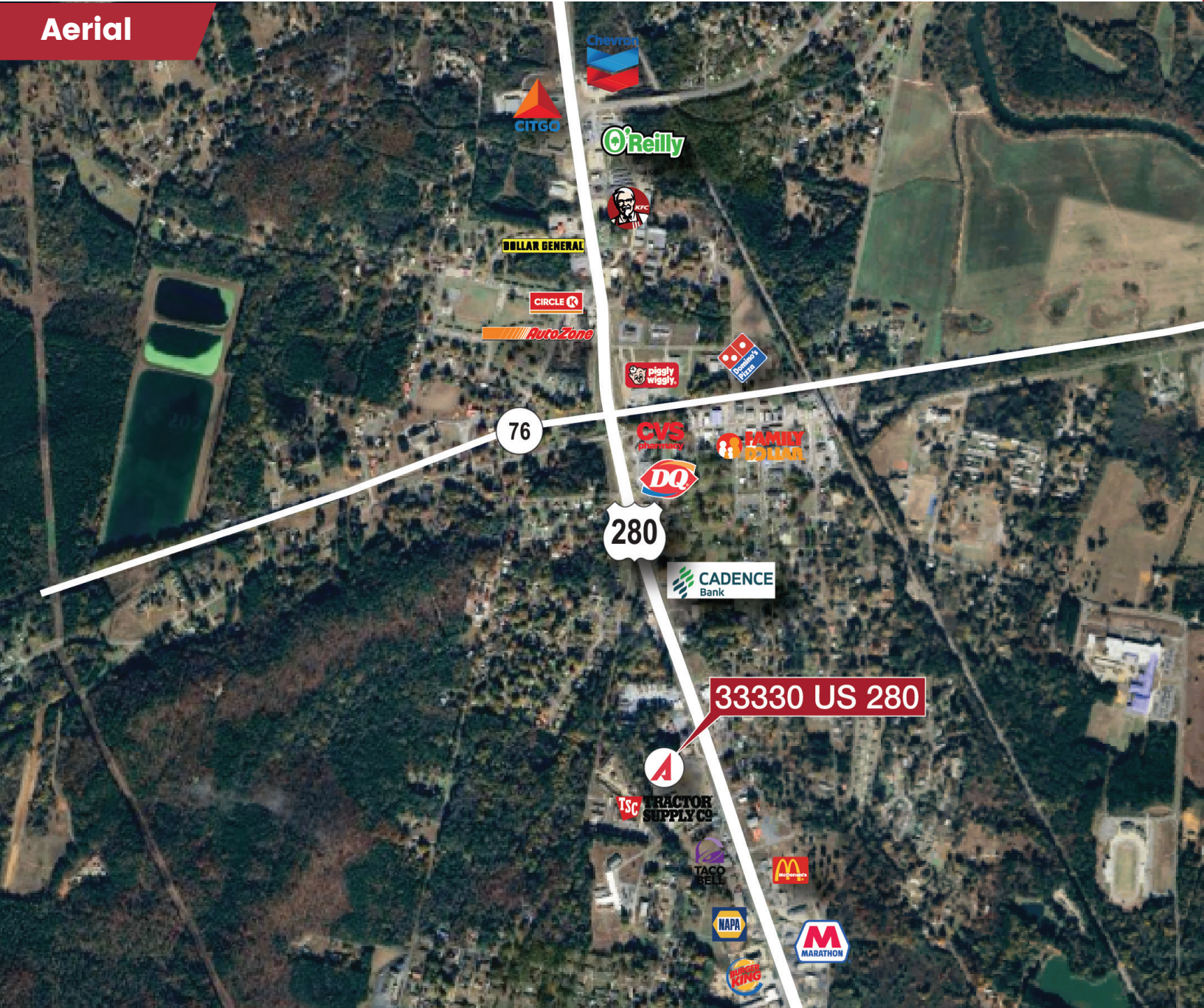


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**Aerial**



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