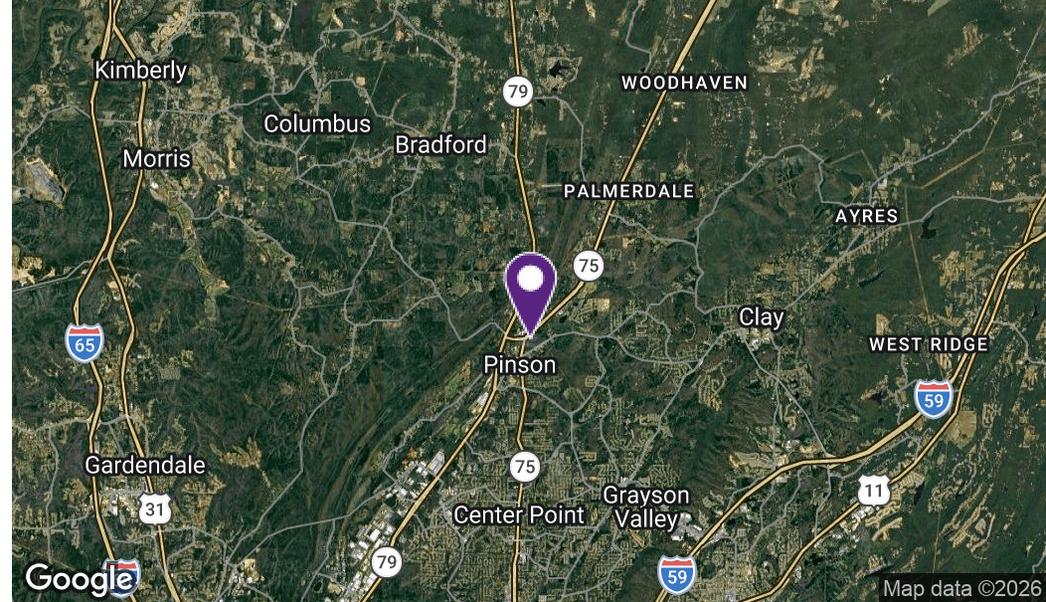


ALDI OUTPARCEL FOR LEASE

4701 CENTER POINT ROAD, PINSON, AL 35126



PROPERTY HIGHLIGHTS

- Outparcel available in front of ALDI
- Strong visibility from both State Route 151 (14,764 VPD) and Center Point Rd (15,816 VPD).
- Signalized access with shared ingress/egress
- High daily traffic counts along Center Point Rd
- Dense surrounding residential population
- Nearby anchors include ALDI, Walmart Supercenter, and Lowe's.

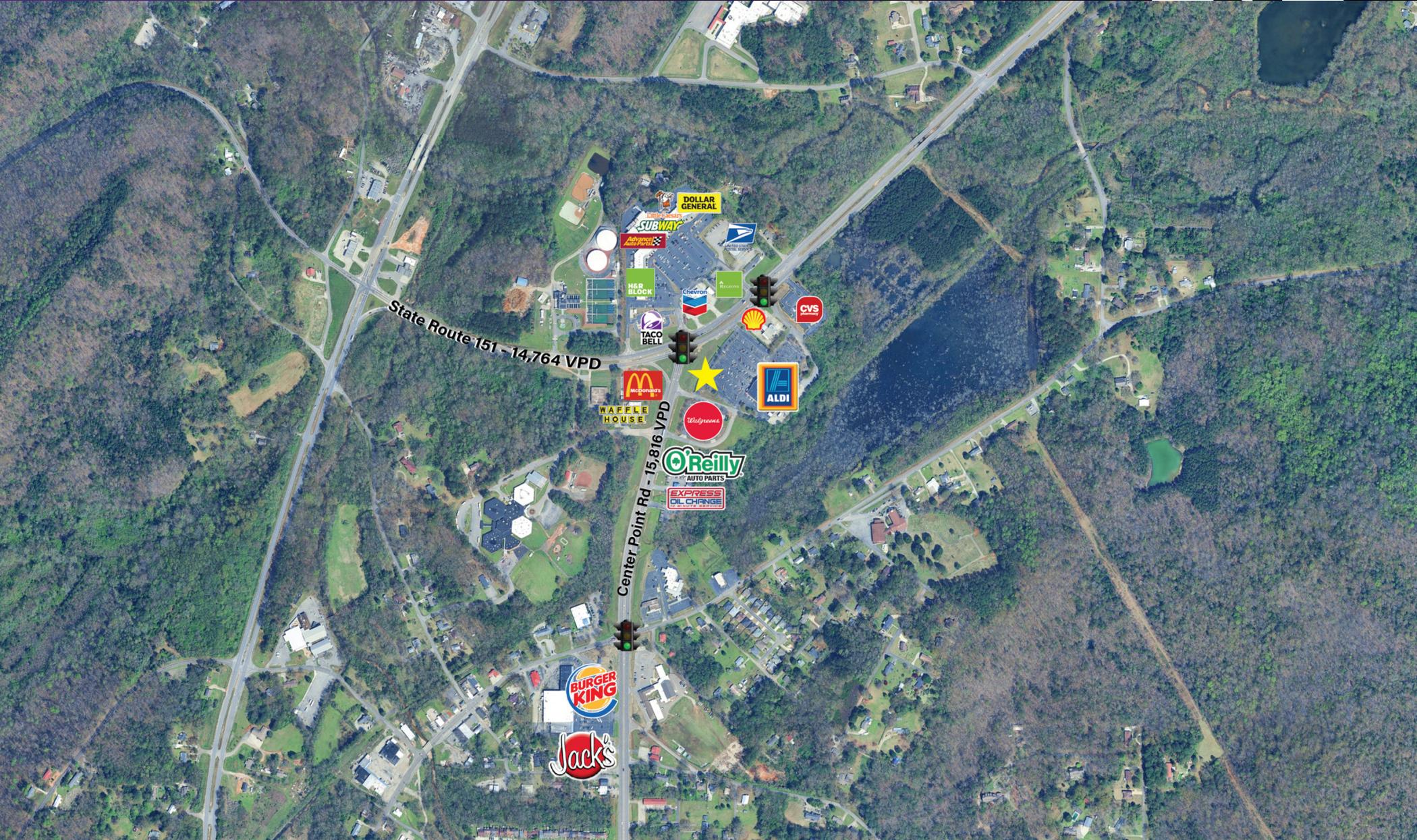
OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	457	7,503	22,066
Total Population	1,176	20,302	58,408
Average HH Income	\$80,545	\$73,209	\$70,339

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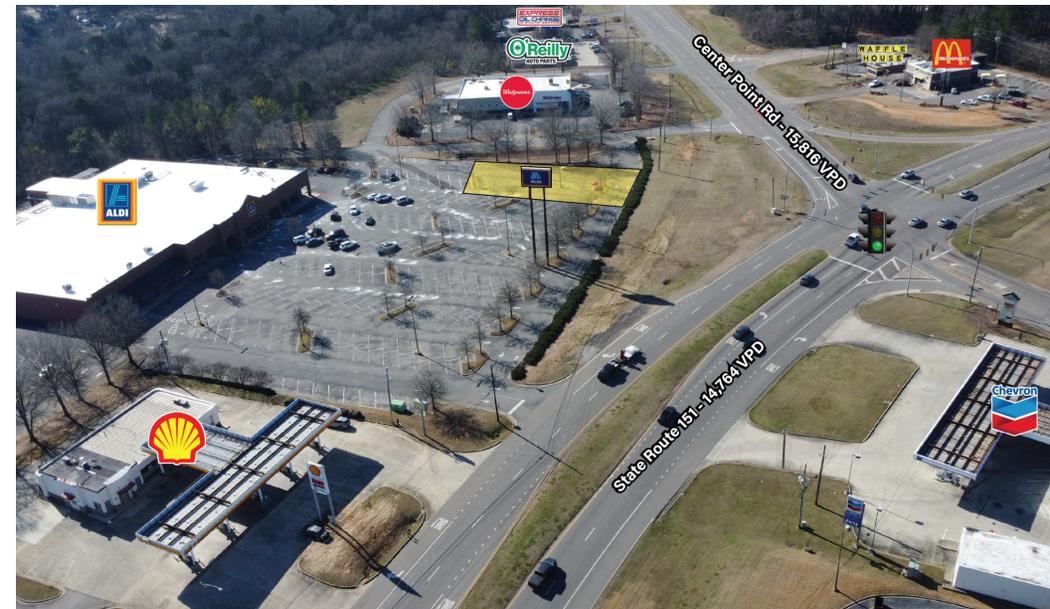
Matthew Buckalew Retail Brokerage 334.322.6203 mbuckalew@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



ALDI OUTPARCEL FOR LEASE

4701 CENTER POINT ROAD, PINSON, AL 35126



ALDI OUTPARCEL FOR LEASE

4701 CENTER POINT ROAD, PINSON, AL 35126

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,176	20,302	58,408
Average Age	42	38	38
Average Age (Male)	41	36	36
Average Age (Female)	43	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	457	7,503	22,066
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$80,545	\$73,209	\$70,339
Average House Value	\$215,764	\$180,291	\$192,098

Demographics data derived from AlphaMap

