

ROEBUCK MARKETPLACE

9118 PARKWAY EAST, BIRMINGHAM, AL 35206



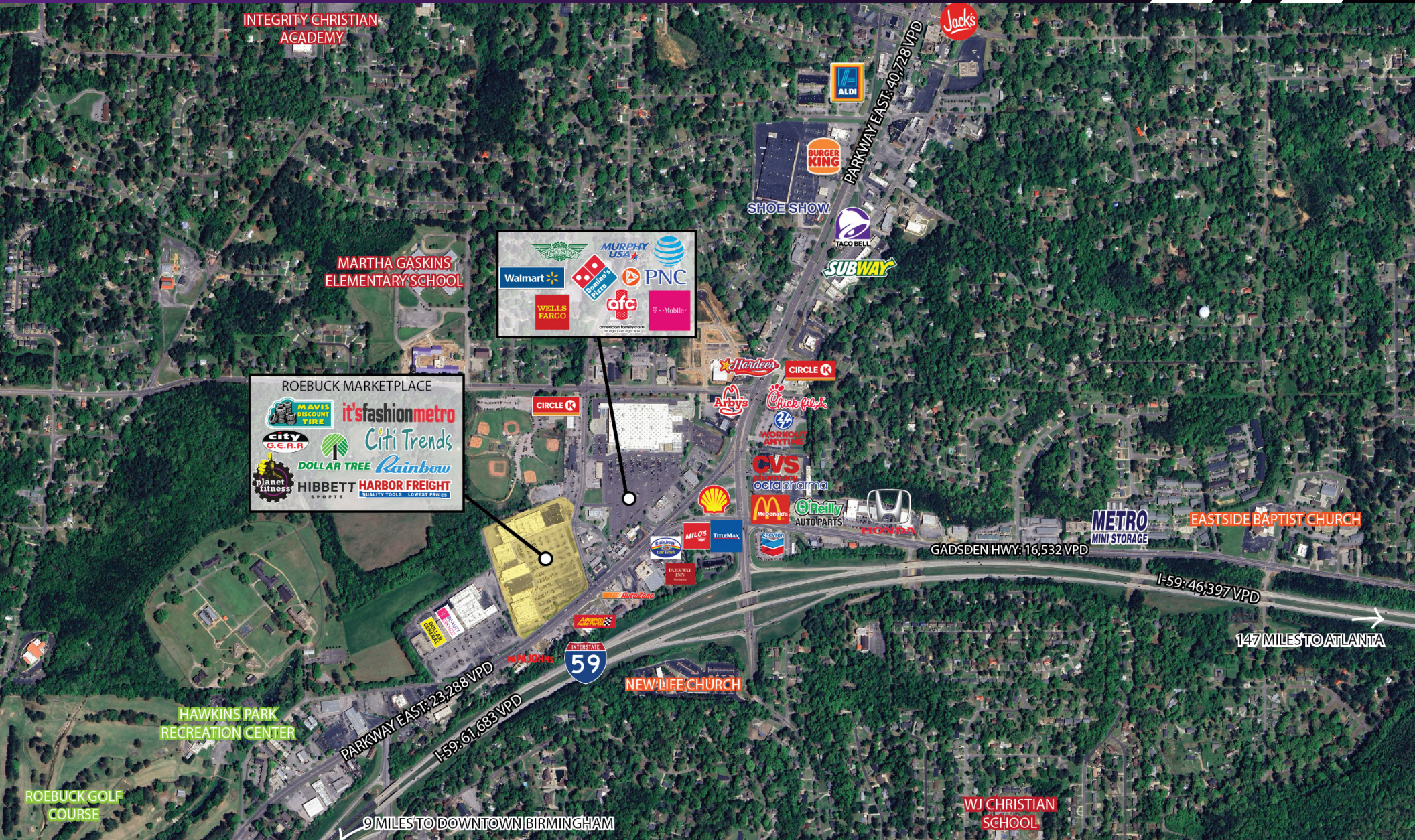
PROPERTY HIGHLIGHTS

- 1M visits in 2025 with an average dwell time of about 32 minutes
- Placer tenant-level data highlights strong traffic from Harbor Freight with approximately 214.5K visits, Planet Fitness with approximately 188.4K visits, and Dollar Tree with approximately 122.5K visits
- Adjacent to Walmart Supercenter
- Convenient access to I-20/59 with 61,000+ VPD
- Strong visibility along Parkway East with 23,000+ VPD
- Multiple access points into the center

SPACES	LEASE RATE	SPACE SIZE
Unit 2	Call for Pricing	4,950 SF
Unit 3	Call for Pricing	8,164 SF
Unit 8	Call for Pricing	3,600 SF
Unit 10	Call for Pricing	2,508 SF
Unit 11	Call for Pricing	1,760 SF
Unit 20	Call for Pricing	3,000 SF
Unit 23	Call for Pricing	2,437 SF
Unit 24	Call for Pricing	2,415 SF

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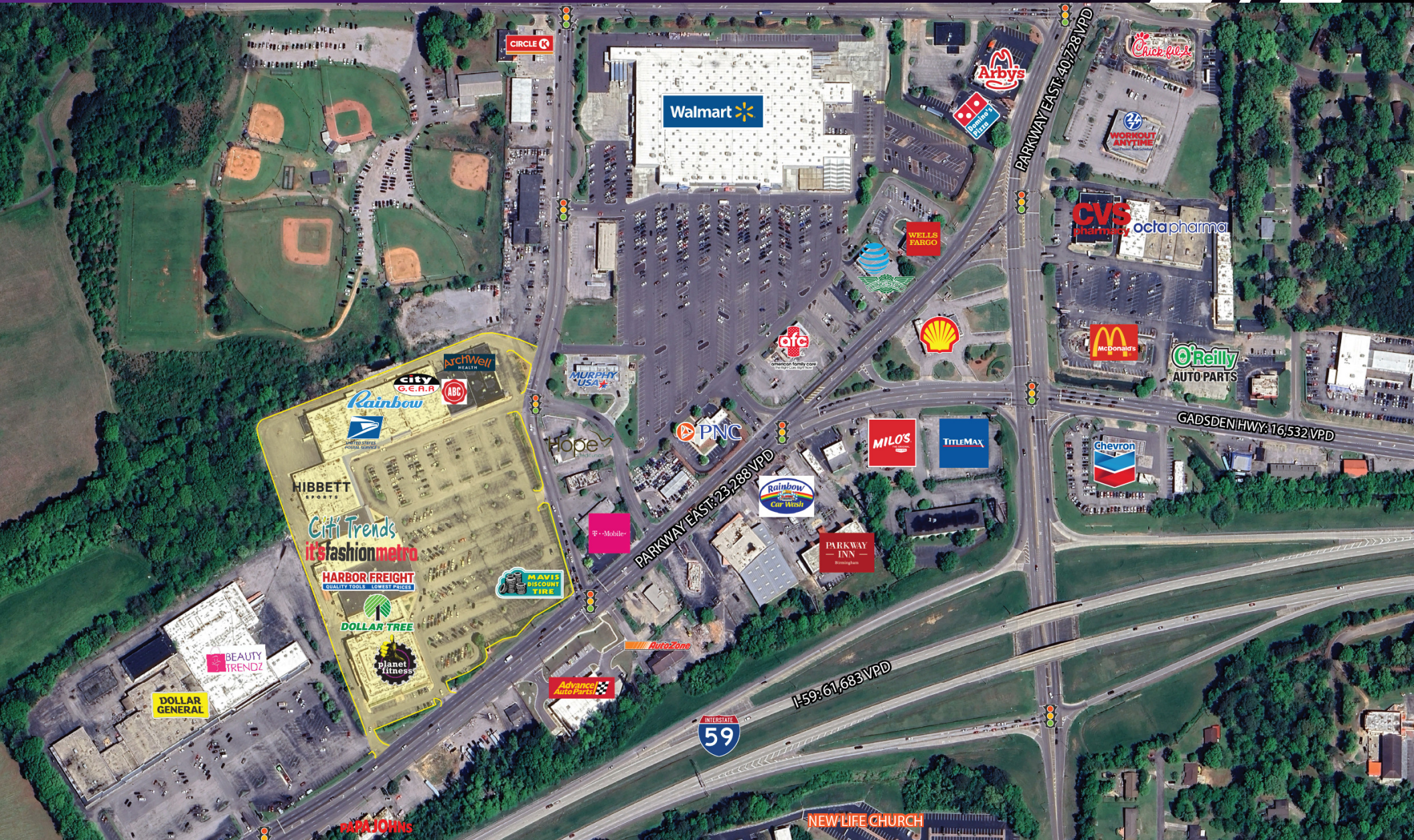
Andrew Collat Retail Brokerage 205.271.7224 acollat@southpace.com
 Stephanie Hill Director 205.271.7228 shill@southpace.com

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.



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9118 Parkway East, Birmingham, AL 35206		
UNIT	TENANT	SQ. FT.
1	Planet Fitness	18,007
2	AVAILABLE	4,950
3	AVAILABLE	7,063
4	Dollar Tree	9,101
5	Harbor Freight Tools	12,353
6	It's Fashion Metro	14,144
7	Citi Trends	18,400
8	AVAILABLE	3,600
9	Crave Wings N Seafood	3,414
10	AVAILABLE	2,508
11	AVAILABLE	1,760
12	Hibbet Sports	6,295
13	DTLR	10,822
14	Beauty Town	20,064
15	USPS	5,446
16	Superior Clothing	5,000
17	Rainbow	9,300
18	City Gear	10,000
19	ABC Liquor Store	5,677
20	AVAILABLE	3,000
21	Tobacco & Smoke Shop	2,425
22	Total by Verizon	2,424
23	AVAILABLE	2,437
24	AVAILABLE	2,415
25	Archwell Health	12,876
OP	Mavis Tire	
TOTAL GLA		193,481

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,587	40,096	103,373
Average Age	41.6	38.2	38.4
Average Age (Male)	43.7	36.3	35.5
Average Age (Female)	41.3	39.2	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,787	15,326	41,822
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$74,318	\$63,478	\$73,063
Average House Value	\$188,699	\$161,041	\$201,558

2023 American Community Survey (ACS)

