



**FOR LEASE**

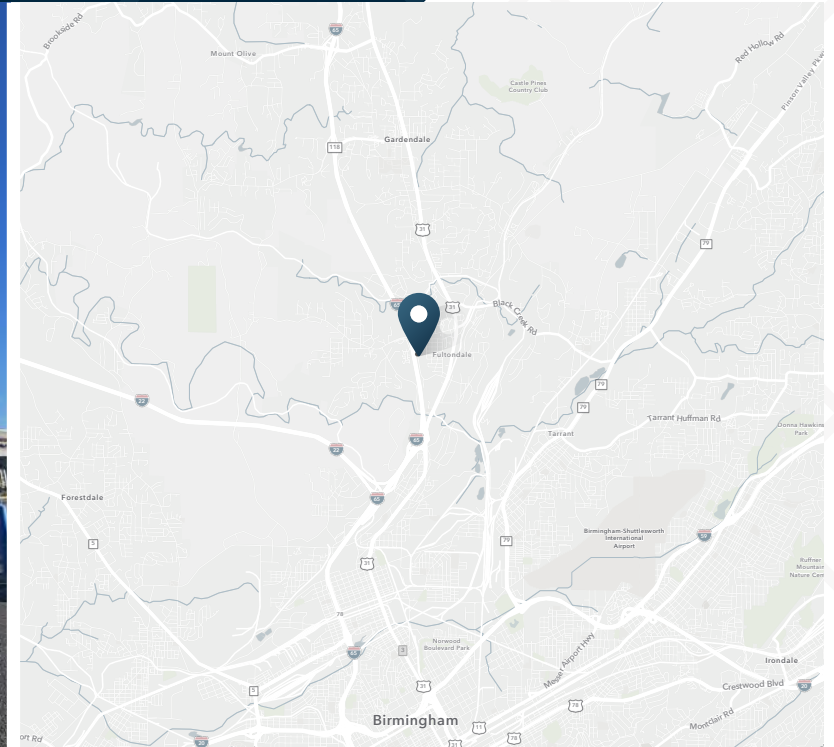
# Fultondale Promenade

3452 Lowery Parkway | Fultondale, AL 35068



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1,440 SF  
Available

## ABOUT THE PROPERTY

- 1,440 SF former salon space available
- Prime development anchored by Target, JCPenney, Ross Dress for Less, Five Below, and Shoe Dept. | ENCORE
- High Visibility and Access from I-65
- Ideal location at the intersection of I-65 and Walker Chapel Road

## TENANTS INCLUDE



## TRAFFIC COUNTS

I-65, N of Site	82,393 VPD
I-65, S of Site	87,106 VPD
Walker Chapel Road, adjacent to Site	19,209 VPD
Decatur Highway, E of Site	24,587 VPD

Year: 2024 | Source: ALDOT

## DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	21,342	55,048	149,996
Average HH Income	\$81,036	\$75,559	\$77,226
Total Daytime Population	20,196	59,878	232,446

Year: 2025 | Source: Esri

## CONTACT

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**FULTONDALE PROMENADE**

		COMING SOON
TARGET	JCPenney	
	HIBBETT SPORTS	
SHOE DEPT. ENCORE	SALLY BEAUTY	FIVE GUYS BURGERS and FRIES
Bath&BodyWorks		

CHURCH OF THE HIGHLANDS  
4,000 +/- MEMBERS

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## FULTONDALE PROMENADE TENANT LISTING

1	Ashley Furniture Homestore	40,044 SF	10	Hibbett Sporting Goods	4,975 SF	18	Kay Jewelers	1,910 SF	27	Verizon
2	Five Guys Burgers & Fries	2,860 SF	11	Nothing Bundt Cakes	2,028 SF	19	City Gear	5,200 SF	28	Logan's Roadhouse
3	Faye Chambers, DMD	1,669 SF	12	Bath & Body Works	2,830 SF	20	Oasis Nail Lounge	4,000 SF	29	Target
4	AAA	1,600 SF	13	Luxe Nails	1,200 SF	21	Firehouse Subs	1,600 SF	30	Chili's Bar & Grill
5	J.C. Penney	83,675 SF	14	GNC	1,600 SF	22	Maurice's	4,200 SF	31	Arby's
6	Ross Dress for Less	25,000 SF	15	<b>AVAILABLE</b>	<b>1,440 SF</b>	23	America's Best	3,584 SF	32	Chick-fil-A
7	Casa Fiesta	4,617 SF	16A	SHOE DEPT.   ENCORE	10,000 SF	24	Claire's	1,450 SF	33	McDonald's
8	Sally Beauty Supply	1,600 SF	16B	Five Below	9,000 SF	25	Therapy South		34	Mugshots Grill & Bar
9	PetSmart	15,500 SF	17	OneMain Financial, Inc.	1,600 SF	26	Great Clips			

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## DEMOGRAPHIC HIGHLIGHTS

### 3 MILES

21,342 Population	20,196 Total Daytime Population	\$81,036 Average Household Income	8,689 Total Households
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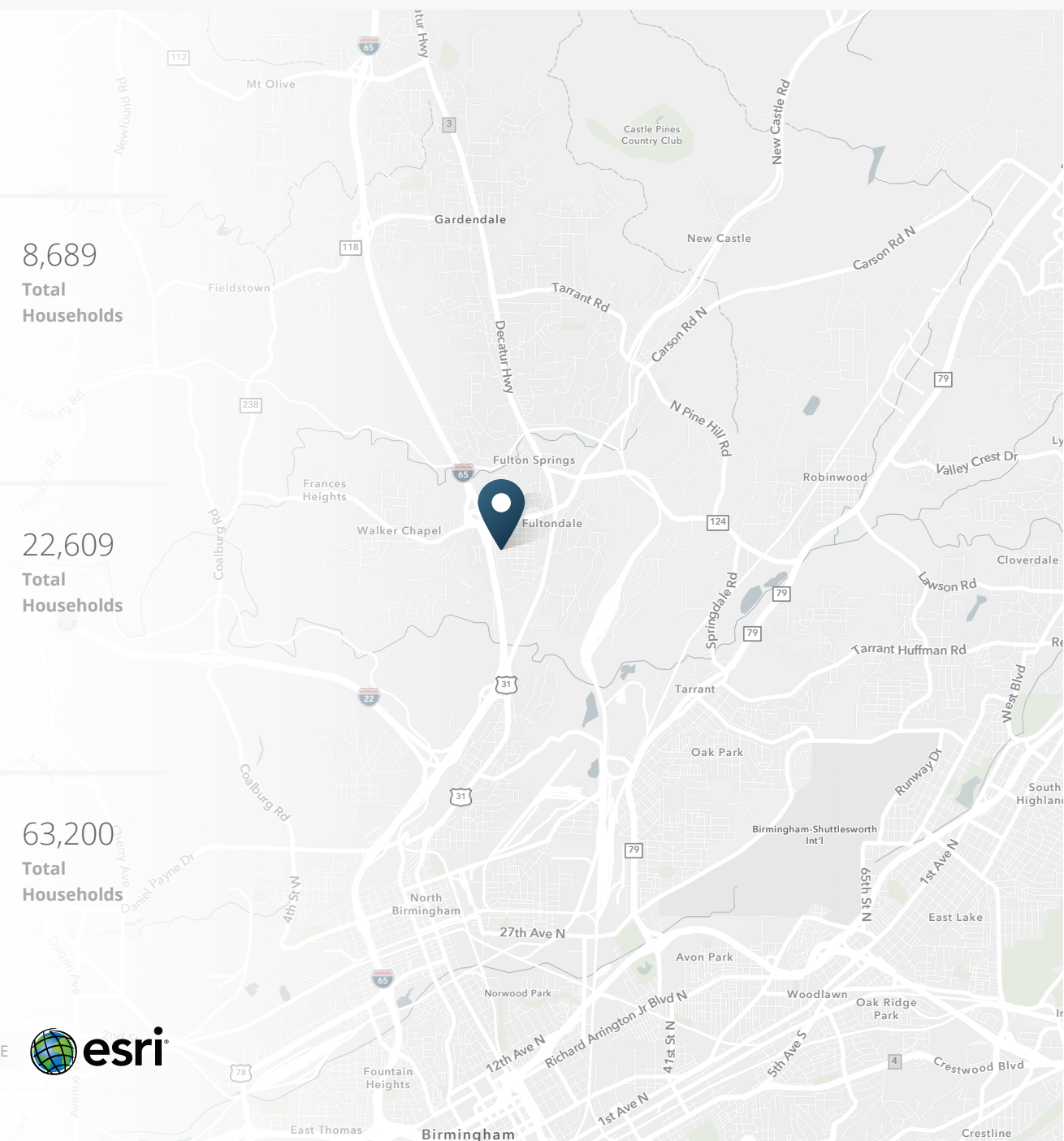
### 5 MILES

55,048 Population	59,878 Total Daytime Population	\$75,559 Average Household Income	22,609 Total Households
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### 7 MILES

149,996 Population	232,446 Total Daytime Population	\$77,226 Average Household Income	63,200 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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## MOBILE DATA & FOOT TRAFFIC INSIGHTS

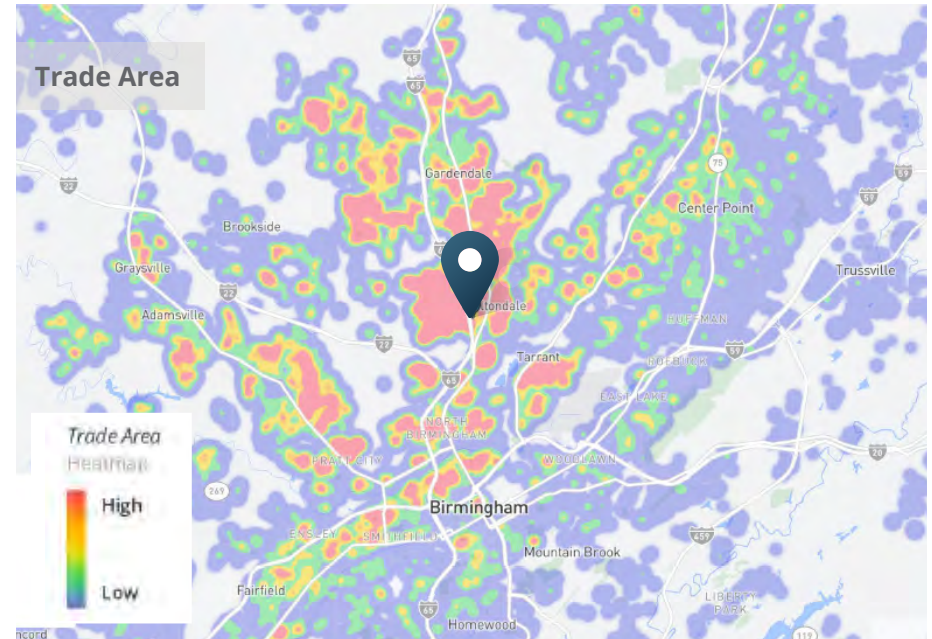
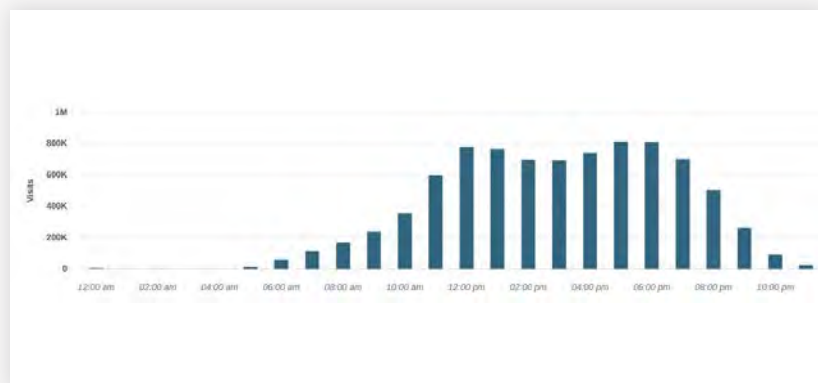
Estimated Annual Visits 01/01/2025 - 12/31/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
983.8K	4.8M	4.89

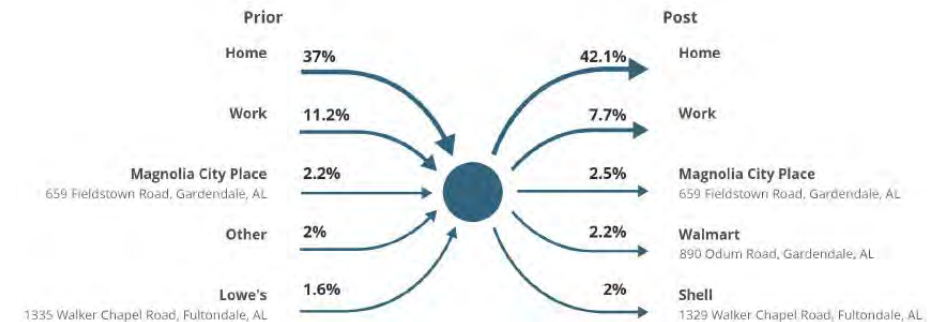
### Daily Visits



### Hourly Visits



### Customer Journey



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# TARGET MARKET SUMMARY

Fultondale Promenade

Ring of 7 miles

## KEY FACTS

150K

2025 Total  
Population

232K

Total Daytime  
Population

0.06%

Population  
Annual Growth  
Rate

38.7

Median Age

\$54.3K

2025 Median  
Household Income

\$58.9K

Average  
Disposable  
Income

22.5K

Population 12  
Years & Younger

78.2K

Female  
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2025, 2030.

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## ANNUAL ENTERTAINMENT SPENDING

\$173,999K

2025  
Entertainment/Rec

\$36.5M

Entertainment/  
Recreation Fees &  
Admissions

\$1.52M

Tickets to Parks or  
Museums

## Tapestry

Top 3 segments by household count



C4 Family Foundations ≥

12.8K | 20.2%

E1 Modest Income Homes ≥

7,310 | 11.6%

A1 Independent Cityscapes ≥

5,590 | 8.8%

Other

37.5K | 59.4%



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