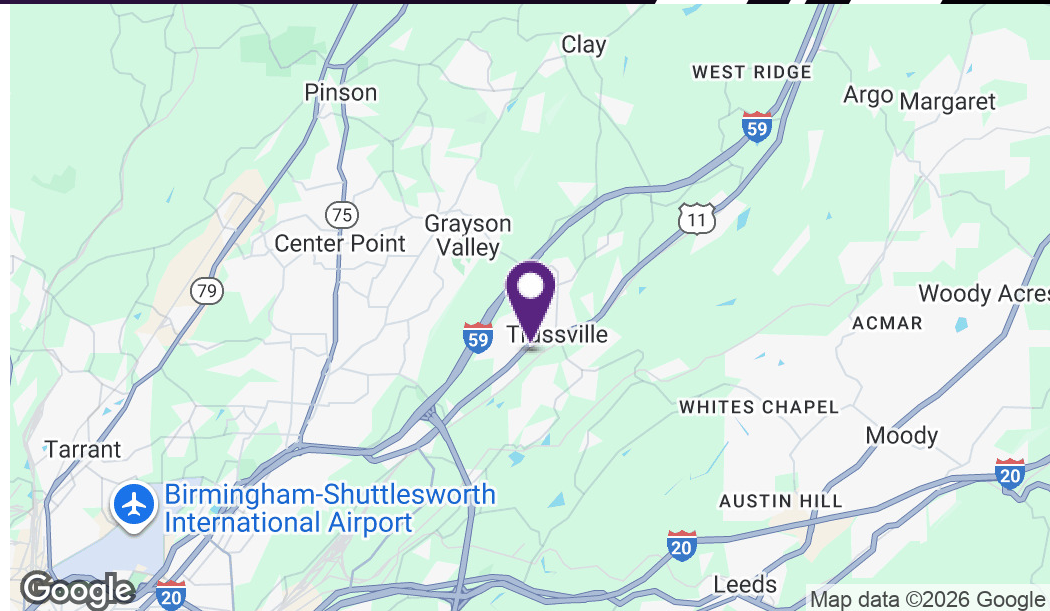


TRUSSVILLE MARKETPLACE

465 MAIN STREET, TRUSSVILLE, AL 35173



PROPERTY HIGHLIGHTS

- Less than 1 mile from downtown Trussville and 2 miles from I-459
- New development that includes Trussville Board of Education directly across Hwy 11
- New to market retailers & restaurants in the immediate area include: Walk-On's Chicken Salad Chick, Taco Mama, Orangetheory, & Metro Diner
- Traffic: 27,020 VPD (Hwy 11)
- Includes traffic signal at main entrance of center
- Ample Parking: 6 spaces/1,000 SF
- Timing: Immediate
- Ideal for office user, boutiques, any retail user

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,084	5,339	11,778
Total Population	5,317	14,214	31,008
Average HH Income	\$115,038	\$119,319	\$99,867

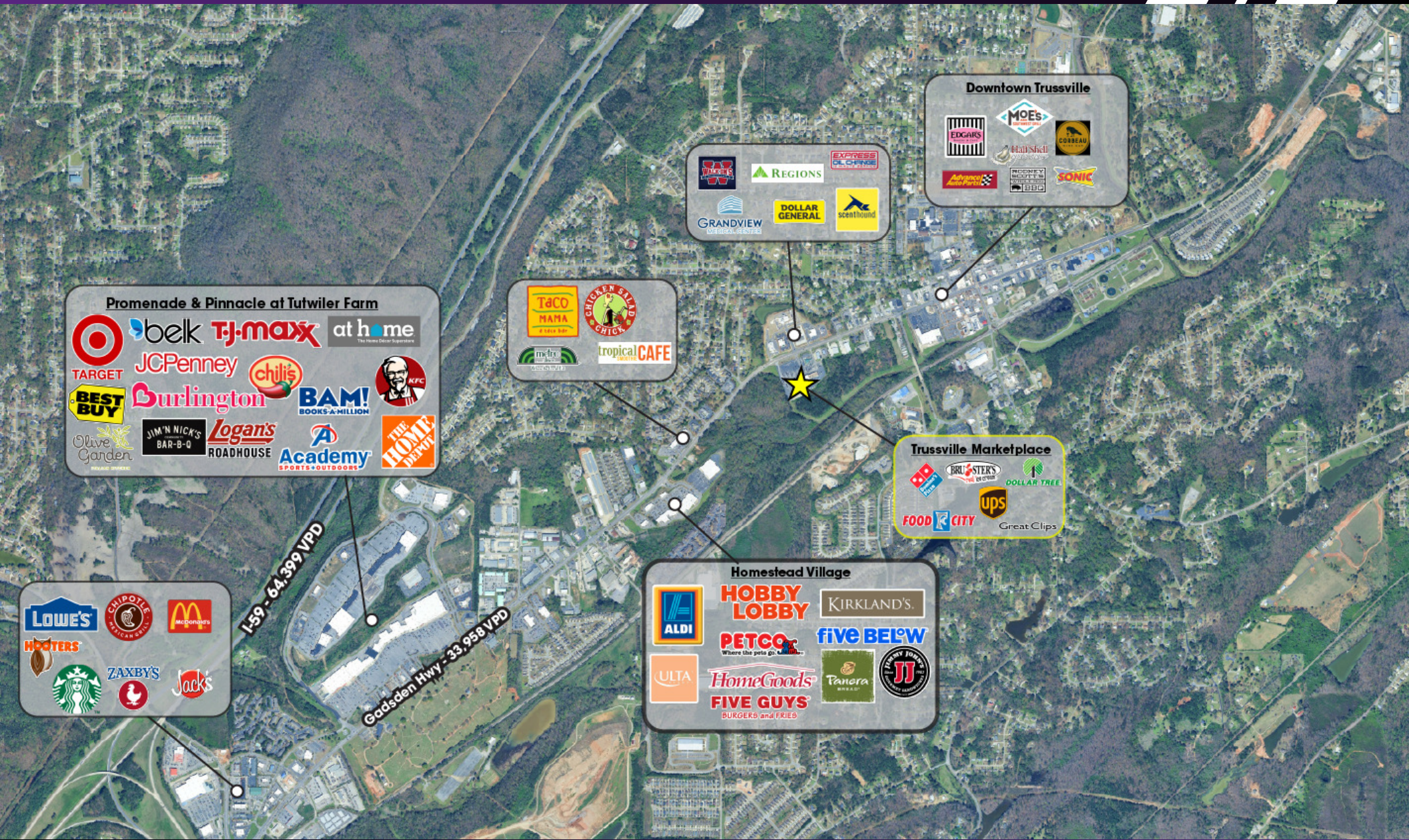
TRUSSVILLE MARKETPLACE

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TRUSSVILLE MARKETPLACE

465 MAIN STREET, TRUSSVILLE, AL 35173



Stephanie Hill

Director

205.271.7228

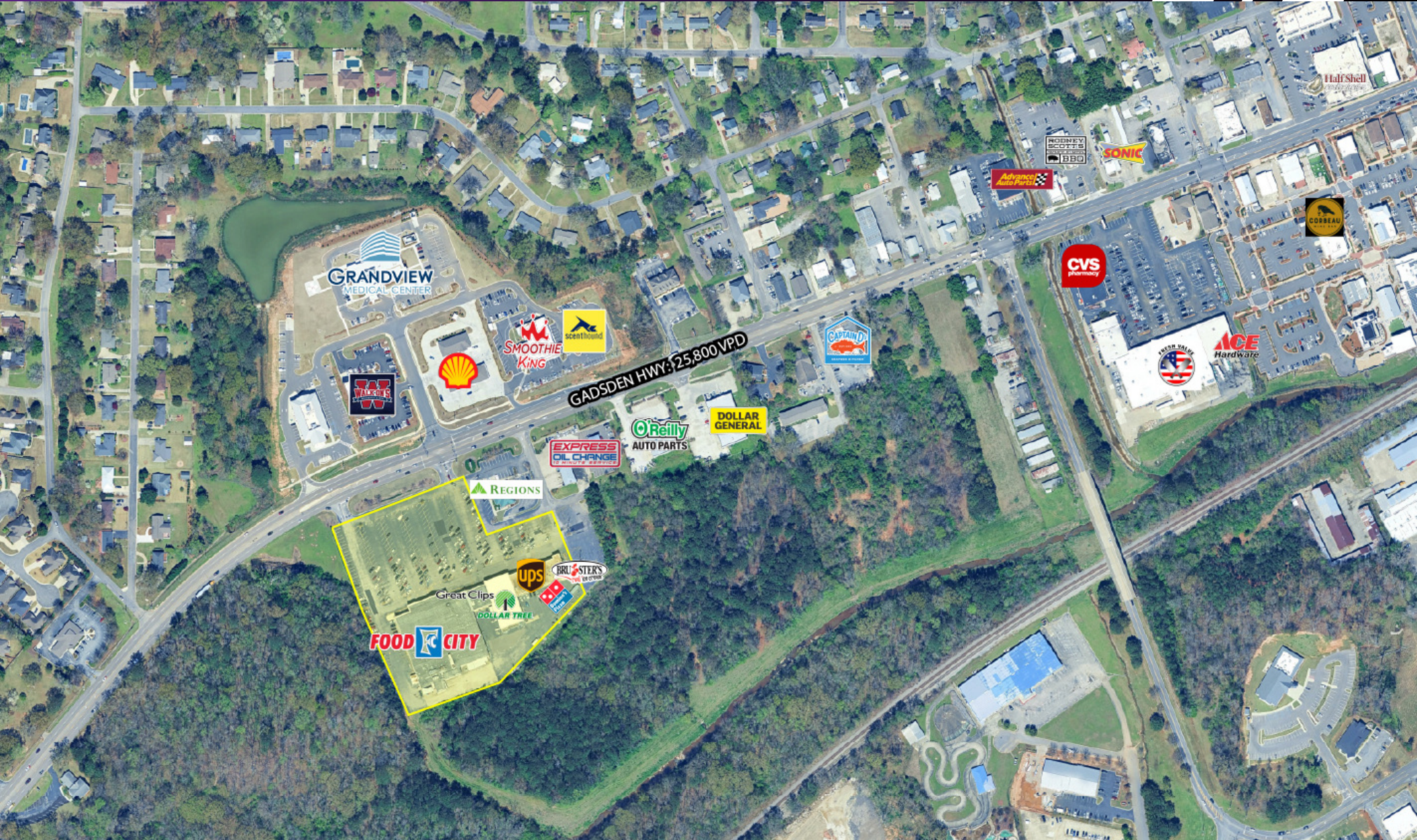
shill@southpace.com

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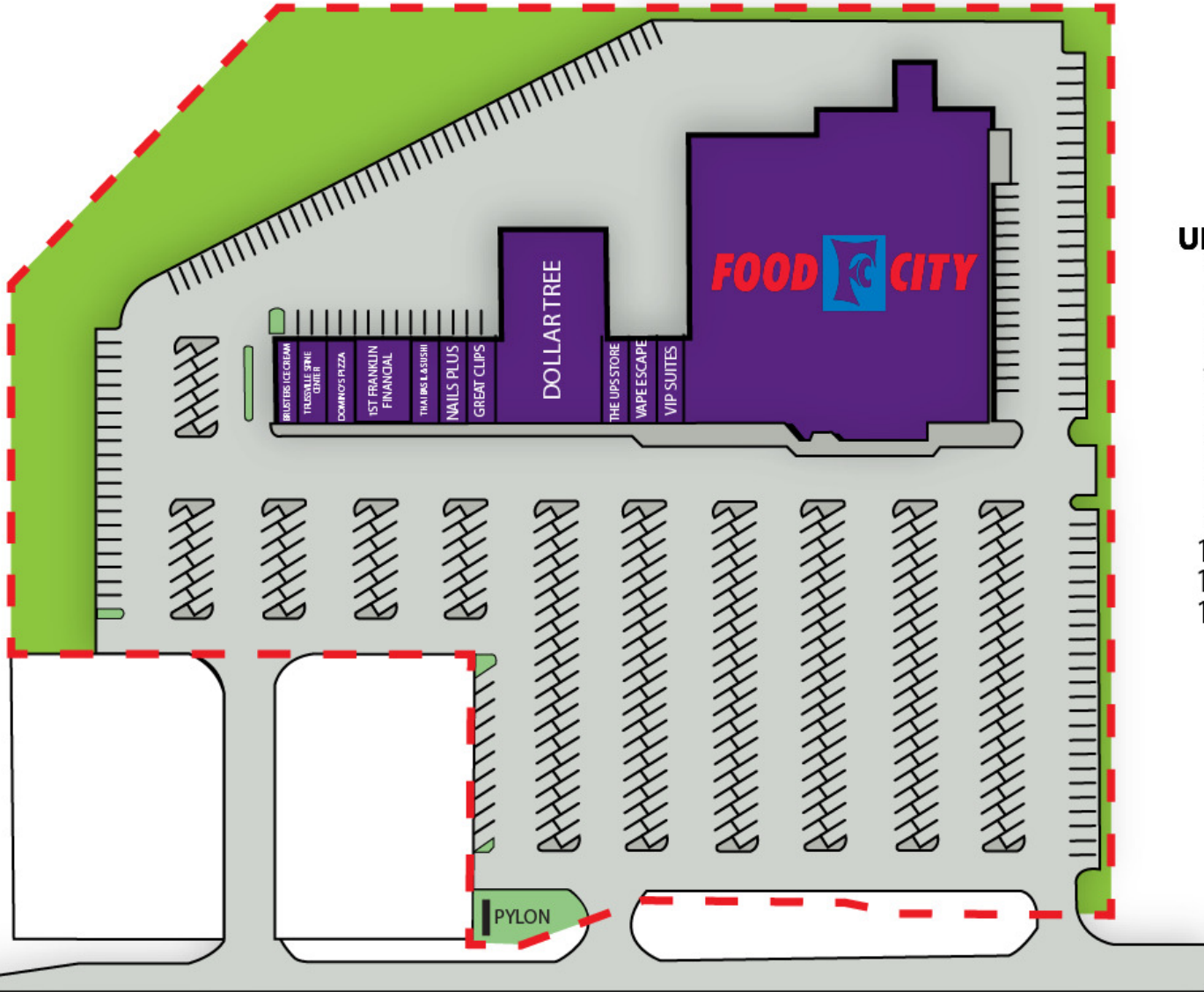
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UNIT	TENANT	AREA
1	BRUSTERS ICE CREAM	1,200 SF
2	TRUSSVILLE SPINE CENTER	1,200 SF
3	DOMINO'S PIZZA	1,200 SF
4	1ST FRANKLIN FINANCIAL	2,400 SF
5	THAI BASIL & SUSHI	1,200 SF
6	NAILS PLUS	1,200 SF
7	GREAT CLIPS	1,200 SF
8	DOLLAR TREE	10,125 SF
9	THE UPS STORE	1,200 SF
10	VAPE ESCAPE	1,200 SF
11	VIP SUITES	1,200 SF
12	FOOD CITY	44,000 SF

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,317	14,214	31,008
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,084	5,339	11,778
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$115,038	\$119,319	\$99,867
Average House Value	\$356,409	\$337,339	\$273,607

Demographics data derived from AlphaMap

