



FOR LEASE

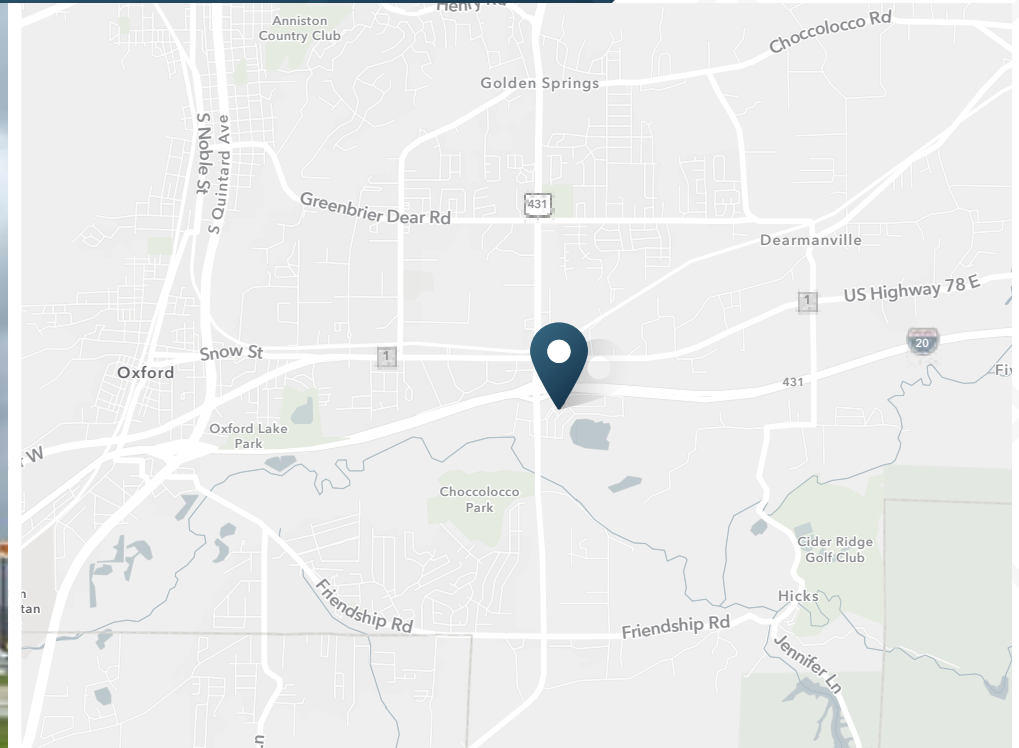
Oxford Exchange

1100 Oxford Exchange Boulevard | Oxford, AL 36203



Oxford Exchange

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1,600 SF

Available 01.31.2025

777,432 SF

GLA

ABOUT THE PROPERTY

- RARE OPPORTUNITY - ONE SPACE AVAILABLE
- Anchored by Target, Sam's Club, Kohl's, Hobby Lobby, PetSmart, T.J. Maxx, and Home Depot
- Major Tenants include Burlington, Ross Dress for Less, Old Navy, Best Buy, Dick's Sporting Goods, Mattress Firm, and Buffalo Wild Wings
- Easily accessed and highly visible from I-20 and Leon Smith Parkway

TRAFFIC COUNTS

Leon Smith Parkway, N of Site	30,144 VPD
Leon Smith Parkway, adjacent to Site	27,239 VPD
I-20, E of Site	47,433 VPD
I-20, W of Site	47,450 VPD

Year: 2023 | Source: ALDOT

TENANTS INCLUDE



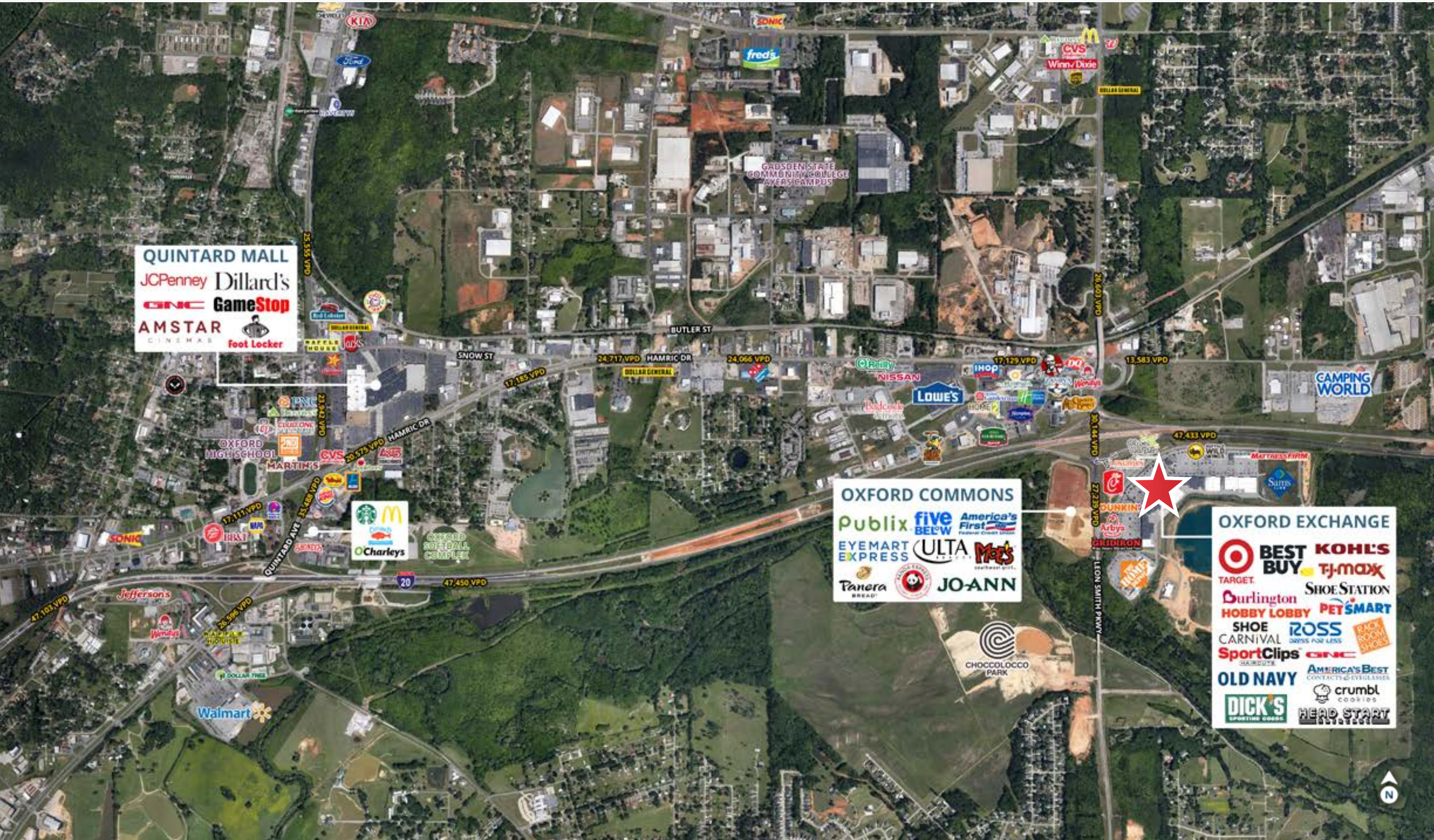
DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	16,549	33,499	49,177
Average HH Income	\$96,696	\$87,997	\$80,887
Total Daytime Population	22,720	46,475	61,934

Year: 2024 | Source: Esri

CONTACT

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QUINTARD MALL
JCPenney Dillard's
GNC GameStop
AMSTAR
CINEMAS
Foot Locker

OXFORD COMMONS
Publix five BELW America's First
EYEMART EXPRESS ULTA Moe's
Panera BREAD JO-ANN

OXFORD EXCHANGE
TARGET BEST BUY KOHL'S
TJ-MAXX
Burlington SHOE STATION
HOBBY LOBBY PET SMART
SHOE CARNIVAL ROSS
CARNIVAL SPORTS FOR LESS
SportClips GNC
OLD NAVY AMERICA'S BEST CONTACTS & EYEGLASSES
DICK'S SPORTING GOODS crumbl cookies
HEAD START





OXFORD EXCHANGE TENANT LISTING

110	PetSmart	20,227 SF	208	America's Best Contacts & Eyeglasses	3,520 SF	322	Firehouse Subs	1,588 SF
112/114	Shoe Carnival	13,200 SF	210	Office Max	15,170 SF	324	Bedzzz Express	4,400 SF
120	Ross Dress for Less	30,187 SF	215	Burlington	20,950 SF	330	Buffalo Wild Wings	5,400 SF
124	Rack Room Shoes	6,000 SF	220	Best Buy	20,000 SF	335	Mattress Firm	6,000 SF
126	Lane Bryant	6,000 SF	225	Hobby Lobby	54,990 SF	U-100	Home Depot	112,439 SF
128	Lendmark Financial	2,162 SF	230	Blue Fin Japanese Sushi & Steakhouse	8,060 SF	U-150	Target	126,874 SF
130	Sport Clips	1,402 SF	235	Dick's Sporting Goods	45,000 SF	U-240	Kohl's	69,507 SF
132	Gracie Accessories	1,004 SF	300	AT&T	2,000 SF	U-250	Sam's Club	124,267 SF
134	Edward Jones	1,233 SF	302	Jersey Mike's	1,600 SF	U-400	The Gridiron	4,381 SF
140	Old Navy	14,800 SF	304	AVAILABLE 01.31.2025	1,600 SF	U-405	Arby's	3,115 SF
145	T.J. Maxx	28,000 SF	306	C.A.R.E.S.	2,400 SF	U-410	Chevron	3,618 SF
200	The Joint Chiropractic	1,046 SF	308	Sally Beauty Supply	1,600 SF	U-420	Chick-fil-A	11,433 SF
202	GNC	1,771 SF	310	Queen Nails	1,600 SF	U-425	Longhorn Steakhouse	5,873 SF
204	Bath & Body Works	3,616 SF	312	Crumbl Cookies	1,999 SF	U-430	Olive Garden	7,209 SF
206	Luxury Nail Lounge	2,541 SF	320	Mexico Lindo Grill	2,800 SF			

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DEMOGRAPHIC HIGHLIGHTS

3 MILES

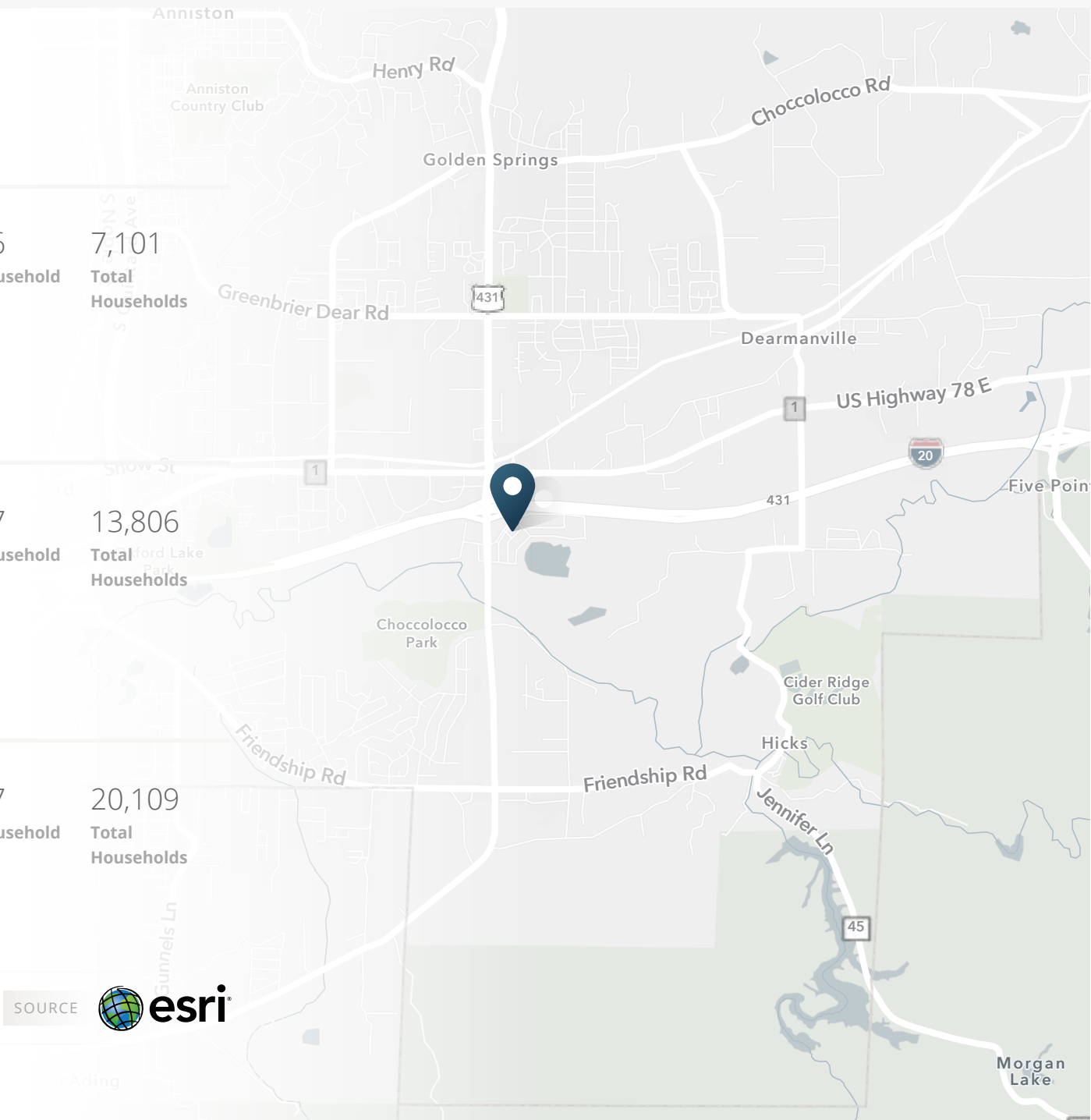
16,549 Population	22,285 Total Daytime Population	\$96,696 Average Household Income	7,101 Total Households
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5 MILES

33,499 Population	45,251 Total Daytime Population	\$87,997 Average Household Income	13,806 Total Households
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7 MILES

49,177 Population	60,146 Total Daytime Population	\$80,887 Average Household Income	20,109 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

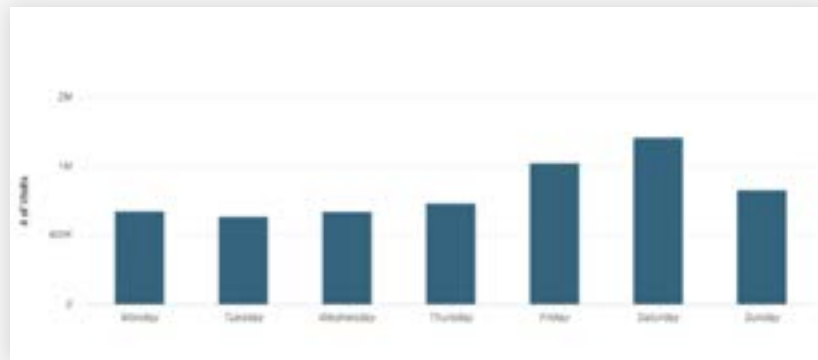
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

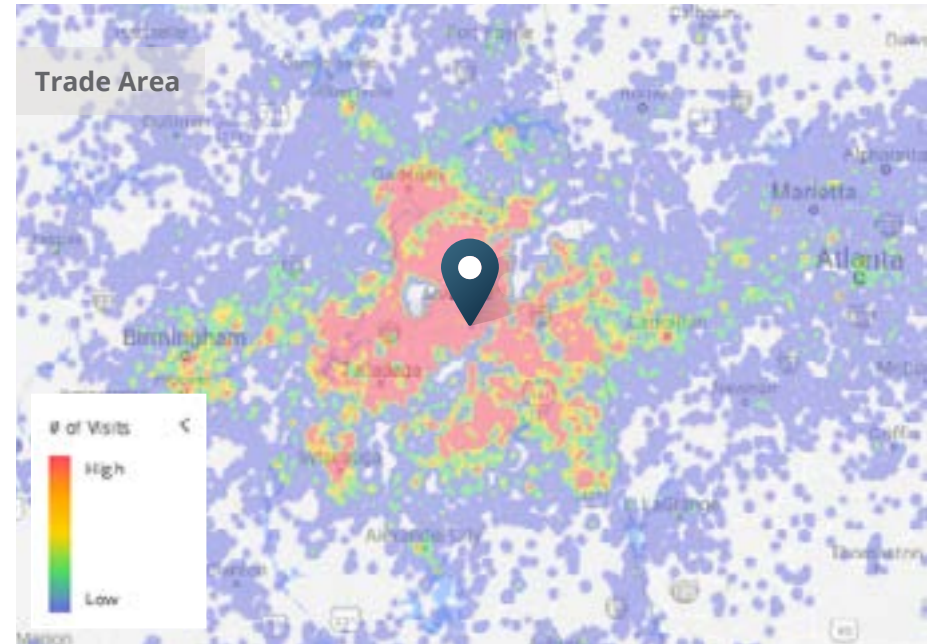
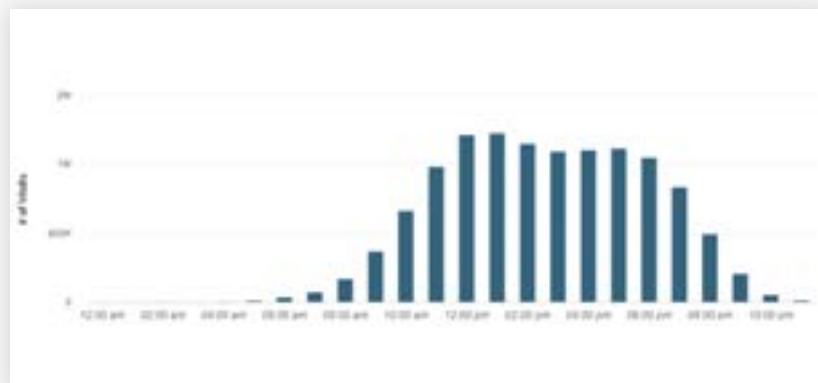
07/01/2021 - 06/30/2022

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
841.7K	6.9M	8.23

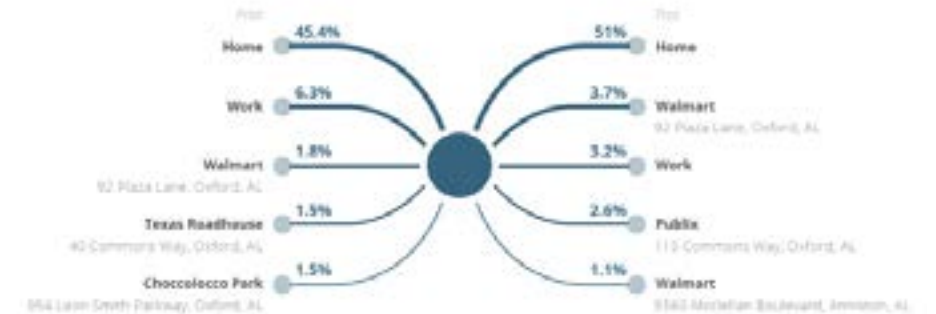
Daily Visits



Hourly Visits



Customer Journey



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