

59 WEST

700-718 ACADEMY DRIVE
BESSEMER, AL 35022

LEASING AGENT



NICK MUSSATTI

nmussatti@vrei.net
800.435.7834
706.575.0069 (Cell)

PROPERTY MANAGER



KRISTI OYSTER

koyster@vrei.net
706.327.4774



Center Highlights

- Aldi Anchored Center Located Just Off Interstate 20 and Academy Drive
- National Tenants:
 - Aldi's
 - Dollar Tree
 - Cato
- Convenient to I-20 and Many Residential Areas in Bessemer
- Adjacent to the Wal-mart Supercenter

Demographics

Three Mile Radius

- Population: 18,906
- Avg. Households: 7,591
- Avg. Income: \$84, 235

Five Mile Radius

- Population: 41,992
- Avg. Households: 16,893
- Avg. Income: \$84,265

LEASING OPPORTUNITIES AVAILABLE

EMPOWERING RETAIL SUCCESS WITH EXCEPTIONAL PROPERTIES



240 BROOKSTONE CENTRE PARKWAY
COLUMBUS, GA 31904
PHONE: 800.435.7834
FAX: 706.327.4413

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Tenant List

1ANC - ALDI 16,400 sq ft
2ANC - FOR LEASE 32,102 sq ft
3ANC - Dollar Tree 18,000 sq ft
A - One Main Financial 2,100 sq ft
B - Corkren Insurance 1,600 sq ft
C - Coin Castle 1,600 sq ft
D - Rent-A-Center 4,400 sq ft
E - FOR LEASE 3,200 sq ft
F - FOR LEASE - Avail 8/1/2024 1,800 sq ft

G - Royalty Beauty 1,600 sq ft
H - Royalty Beauty 2,691 sq ft
I - Precious Brows and Lashes 1,200 sq ft
J - Nail Art 1,200 sq ft
K - FOR LEASE 1,200 sq ft
L - DTLR 4,230 sq ft
M - 1st Franklin Financial 1,800 sq ft
N - Cato 4,770 sq ft
ATM - Wells Fargo

FOR LEASING INFORMATION CONTACT NICK MUSSATTI @ 800.435.7834

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