

BIRMINGHAM, AL

JR ANCHOR OPPORTUNITY

ROEBUCK MARKETPLACE

9118 Parkway East • Birmingham, AL 35206

CITITRENDS

DTLR

DOLLAR TREE

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices

HIBBETT SPORTS

planet fitness



RETAIL PROPERTY FOR LEASE

AMCOMREALTY.COM

DEMOGRAPHICS

POPULATION

- 3-Mile: 39,885
- 5-Miles: 107,578
- 10-Miles: 312,106

HOUSEHOLD INCOME

- 3-Miles: \$62,171
- 5-Miles: \$68,646
- 10-Miles: \$95,236

DAYTIME POPULATION

- 1-Mile: 5,134
- 3-Miles: 38,555
- 5-Miles: 110,450

PROPERTY FEATURES

193,000 SF Retail Center

Adjacent to Walmart Supercenter along with other small shadow centers and national retailers.

Strong mix of **national and regional** tenants.

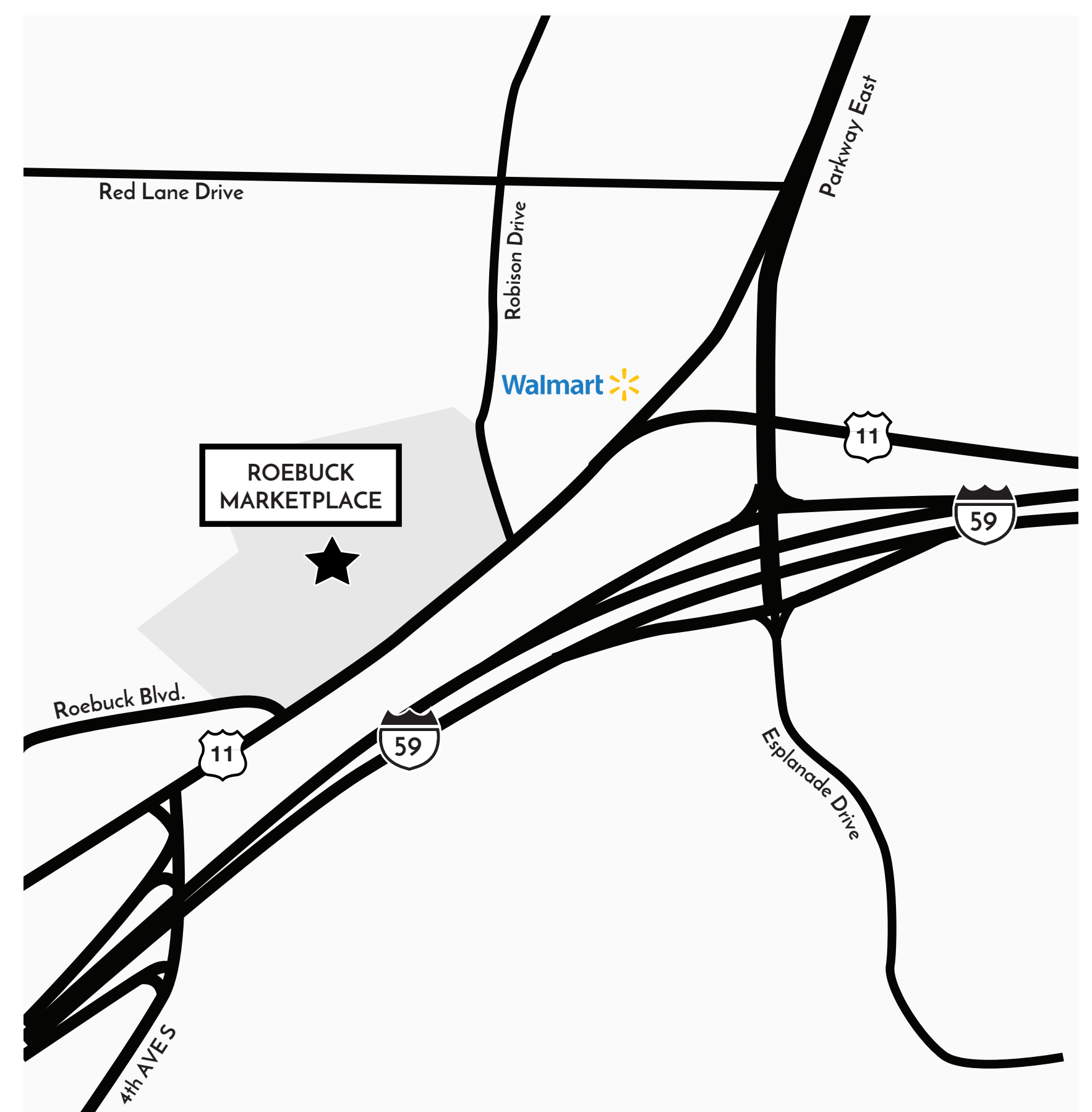
Great visibility to Parkway East that gets 20,000 VPD.

Close proximity to I-20/59 that gets 55,500 VPD.

ANCHOR TENANTS

CitiTrends, DTLR, Dollar Tree, Harbor Freight Tools, Hibbett Sports, Planet Fitness

PRIME LOCATION



AMERICAN COMMERCIAL REALTY

300 Avenue of the Champions, Suite 140
Palm Beach Gardens, FL 33418

LEASING CONTACT

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(561) 775-1300
amcomrealty.com



ACR
AMERICAN COMMERCIAL REALTY CORP.
BUILDING VALUE

ROEBUCK MARKETPLACE

9118 Parkway East • Birmingham, AL 35206



UNIT	TENANT	SQ. FT.
01	PLANET FITNESS	18,007
02	NU WEAR	4,950
03	AVAILABLE	8,164
04	DOLLAR TREE	9,101
05	HARBOR FREIGHT TOOLS	12,353
06	IT'S FASHION METRO	14,144
07	CITI TRENDS	18,400
08	AVAILABLE	3,600
09	A-TOWN WINGS	3,414
10	AVAILABLE	2,508
11	LASH & WAX	1,760
12	HIBBETT 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	2,415
24	AVAILABLE	2,415
25	ARCHWELL HEALTH	12,876
OP	PENDING	

