

5766 U.S. 11
Springville, AL 35146



OFFERING SUMMARY

Available SF:	11,500 - 28,000 SF
Lease Rate:	\$7.50 - 10.00 SF/yr (NNN)
Year Built:	1960
Building Size:	54,500 SF
Market:	Birmingham
Submarket:	St Clair County

PROPERTY OVERVIEW

The property at 5766 U.S. 11 is a 54,500 SF shopping center offering two prime spaces available for lease. The first space features 28,000 SF of open floor area, ideal for a large-format retailer or business requiring significant square footage. The second space provides 11,500 SF, well-suited for mid-size users seeking flexibility and functionality. Both spaces offer excellent visibility within the center, high ceilings, and adaptable layouts that can be tailored to tenant needs. With ample on-site parking and multiple access points, the property presents a strong leasing opportunity for businesses seeking well-positioned commercial space.

PROPERTY HIGHLIGHTS

- High visibility on U.S. Highway 11
- Ample parking
- Easy access
- Versatile spaces for various business types

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,500 - 28,000 SF	Lease Rate:	\$7.50 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
28,000 SF	Available	28,000 SF	NNN	\$7.50 SF/yr
11,500 SF	Available	11,500 SF	NNN	\$10.00 SF/yr

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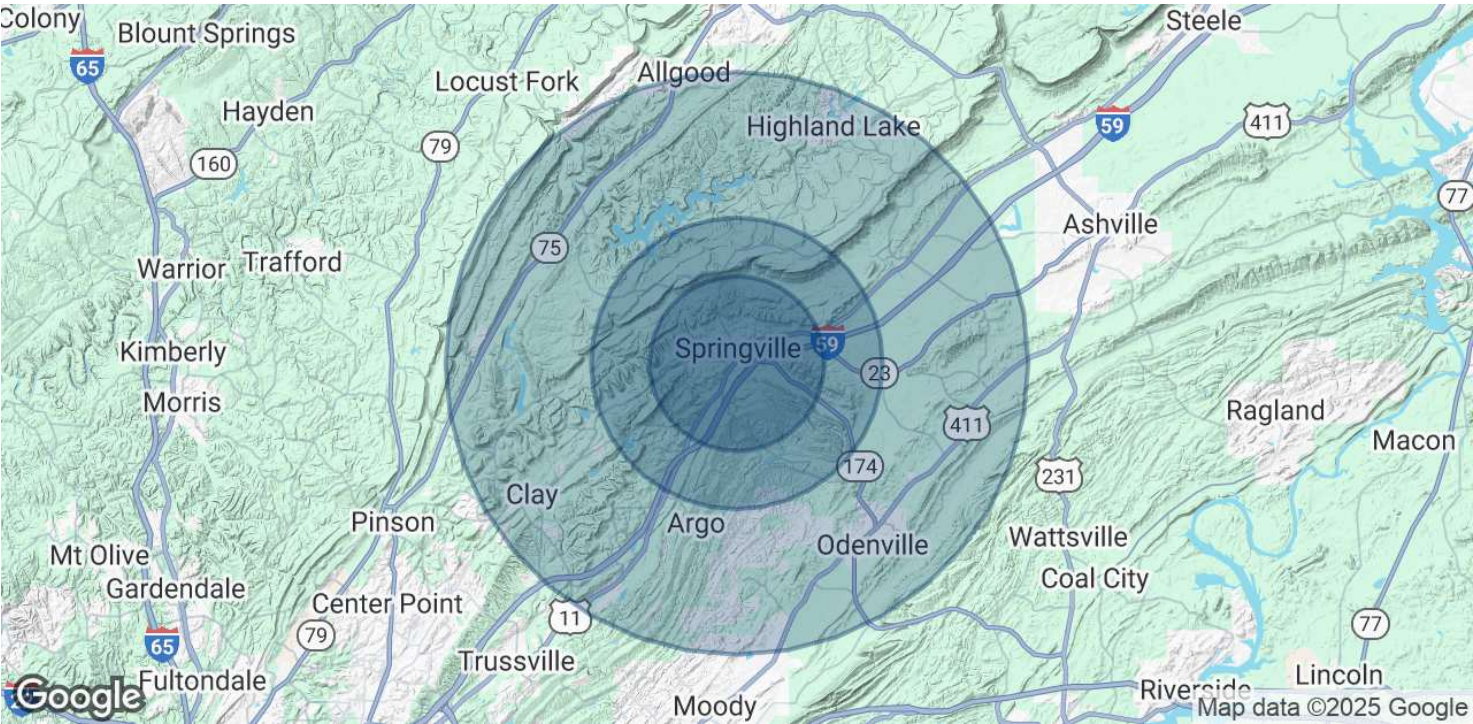
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,581	12,719	55,208
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,465	4,680	19,694
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$98,493	\$92,892	\$101,276
Average House Value	\$366,366	\$325,287	\$304,541

Demographics data derived from AlphaMap

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