



POTENTIAL ANCHOR SPACE AVAILABLE FOR LEASE

726 ACADEMY DRIVE, BESSEMER, ALABAMA 35022



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○ AVAILABLE FOR LEASE

- 27,900 +/- SF SPACE AVAILABLE FOR LEASE AT WALMART SUPERCENTER SHADOW ANCHORED CENTER
- DEDICATED PYLON SIGNAGE AND AMPLE PARKING
- INTERSTATE VISIBILITY TO 42,060 VEHICLES PER DAY (ALDOT)

○ DEMOGRAPHICS (2016)

DISTANCE	POPULATION	MEDIAN HH INCOME
3 MILES	16,002	\$53,338
5 MILES	39,920	\$48,071
10 MILES	155,145	\$60,739

