



# River Square Shopping Center Hueytown, Alabama

Leasing Information

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# RiverSquare

## Hueytown, Alabama (Jefferson County)

2017 MARKET PROFILE	1 mi.	3 mi.	5 mi.
Population	5,023	32,188	76,856
Annual Growth Rate (2017-2022)	0.06%	0.12%	0.07%
Households	2,048	12,391	29,694
Average Household Income	\$53,068	\$55,361	\$50,993
Median Age	42.6	40.9	40.2

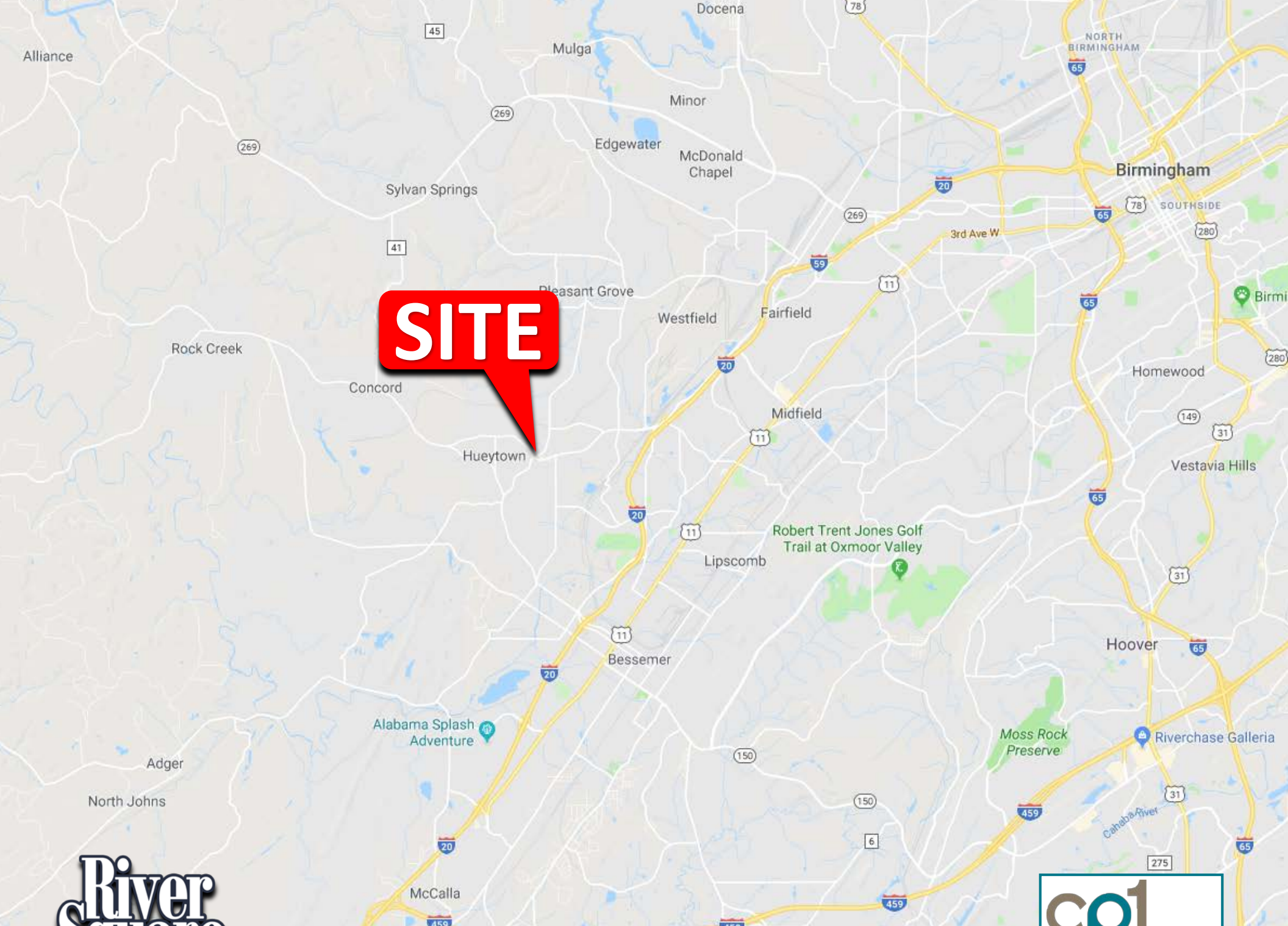
**Hueytown** is a city in western Jefferson County, Alabama and a part of the Birmingham Metropolitan Area. As of 2016, the town population of Hueytown stood at 15,561. Hueytown is also the main retail market for several surrounding towns.

Hueytown is an easy twenty-minute drive into downtown Birmingham as well as 45 minutes from Tuscaloosa. Interstate travel is made easy with I65/59 and I-459. The 115 South exit off I -59 takes you straight onto Allison Bonnett Memorial Drive, the gateway to Hueytown. Recent annexations to the city have resulted in over 14 square miles of residential and commercial properties, both suburban and rural. New businesses as well as new subdivisions are rapidly expanding the boundaries of the city. Although the Hueytown area has a history of farming, it has also been a part of both the steel and coal mining history of Jefferson County.

Hueytown is proud of the mark that it is making on the world with many of its citizens achieving national renown. Race driver Bobby Allison is regarded as a NASCAR legend. Davey and Clifford Allison, as well as Neil Bonnet, have passed away but are well remembered as part of the "Alabama Gang" that continues to draw visitors to our city. Senator Richard Shelby is a proud graduate of Hueytown High School as well as State School Superintendent Dr. Joe Morton. Indeed, Hueytown is a city of "Pride, Patriotism and Progress".







**River Square**

**ROAD MAP**







**SITE**

**Pleasant Grove Elementary**  
(595 Students)

**US STEEL**  
(1,900 Employees)

**TO BIRMINGHAM**  
(14 MILES)

**CONCORD**

**DOLOMITE**

**Forest Hills Middle School**  
(367 Students)

**MIDFIELD**

**Midfield Elementary**  
(417 Students)

**HUEYTOWN**

**FOOD GIANT**

**Hueytown Elementary**  
(855 Students)

**Hueytown Middle School**  
(749 Students)

**Rutledge Junio High School**  
(388 Students)

**Brighton Elementary**  
(518 Students)

**Roosevelt Elementary**

**Hueytown High School**  
(1,080 Students)

**DISTRIBUTION**  
(450 Employees)

**BRIGHTON**

**North Highland Elementary**  
(290 Students)

**Lipscomb Elementary**  
(222 Students)

**LIPSCOMB**

**US PIPE**  
(525 Employees)

**Abrams High School**  
(375 Students)

**TO TUSCALOOSA**  
(17 MILES)

**LOWE'S**

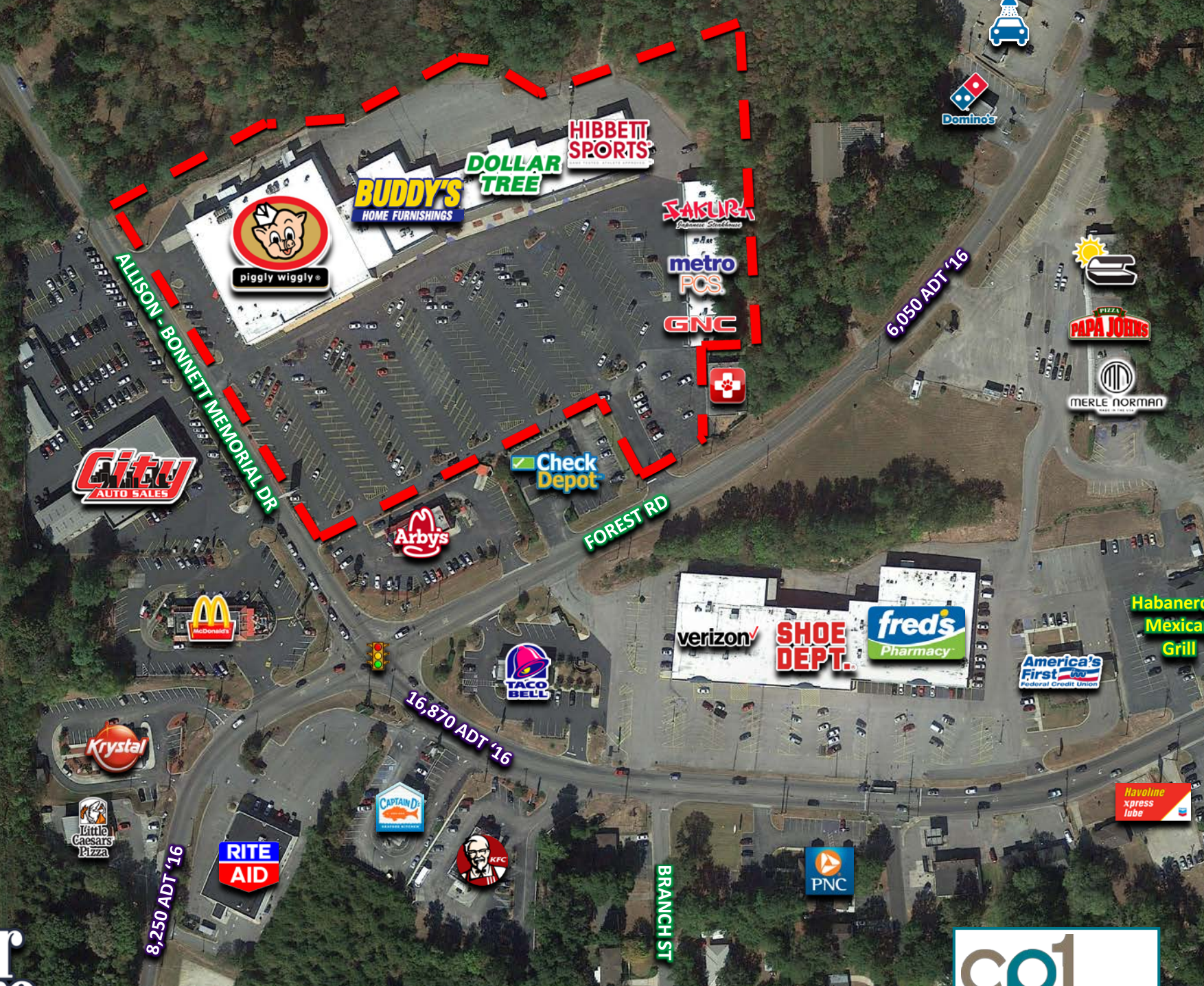
**BESSEMER**

**River Square**

**HIGH AERIAL**







River Square

SITE AERIAL





**SITE PLAN**  
 DRAWING  
 WarriorRiverLease10  
 DATE  
 01-19-01  
 DRAWN BY  
 J. Kraus  
 REVISIONS DATE  
 03-08-18  
 REVISED BY  
 S. Beckett  
 SCALE  
 1" = 100'




**LEASE DATA SUMMARY**

SPACE	TENANT	SIZE (S.F.)
1	PIGGY WIGGLY	35,000
2	BUDDY'S RENTALS	4,000
3	DOLLAR TREE	8,450
4	AVAILABLE	2,416
5	CAKES SO DELICIEUX	1,500
6	MAGIC NAILS	2,400
7-9	HIBBETT SPORTS	4,867
10-11	BEAUTY MANIA	4,220
12	ALFA INSURANCE	1,704
13	AVAILABLE	1,400
14	AVAILABLE	1,440
15	AVAILABLE	1,600
16	AVADIAN CREDIT UNION	1,800
17	AVAILABLE	960
18 - 21	SAKURA RESTAURANT	3,360
22	ADVANCE AMERICA	800
23	AVAILABLE	800
24	CELL TOUGH	873
25	H & R BLOCK	1,100
26 & 27	GNC	1,307
	<b>TOTAL</b>	<b>79,997</b>

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## SITE PLAN

