

## **DEMOGRAPHICS**

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	1,578	9,977	23,081
2023 Population	1,731	10,814	24,554
2018 Average HH Income	\$100,672	\$93,255	\$85,667
2018 Median HH Income	\$80,417	\$75,655	\$67,567

## **PROPERTY HIGHLIGHTS**

- Publix anchored neighborhood retail center
- Located in the heart of Meridianville, AL
- Excellent visibility and access from North Memorial Hwy (Hwy 431/231)
- Positioned on a four lane thoroughfare running north and south to AL/TN state line
- Traffic Count (2018): 27,300 CPD



No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error omission Licensed Real Estate Broker

Leasing Contact: **Jamie Golomb** 334.590.4332 jgolomb@crossmanco.com



12290 Highway 231/431 North

Meridianville, AL 35759 Lat 34.870, Long -86.569 Publix #1190 - Flint Crossing Marketplace

12290 Highway 231/431 North Meridianville, AL 35759 Lat 34.870, Long -86.569

## SITE PLAN

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TOTAL

TENANT	SIZE		
Rite Aid	10,125		
Head Start Haircare	1,200		N
Mattress King	4,800		
Publix	44,000		
AVAILABLE	1,200		DOLLAR GENERA
China One	1,200		DOLLAR GENERA
Madison County Commission	1,200	BL	
AVAILABLE	1,200		Y
	64,925		
AVAILABLE NO	T OWNED		
		Restaurant space with Drive thru Available Publix	
		K <mark>JIH</mark> GCCBA	
Flinten			
Crossing			
0			
Qublin		-   ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	
FOODS	//		
FOOD & PHARMACY	///		Redstone FCU
RiteAid			
MIEAId			
MATTRESS RING			
MATIKESS KING	//		
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