



NEW RETAIL DEVELOPMENT SPACE FOR LEASE

2000 US Hwy 11
Trussville, AL 35173



PROPERTY FOR LEASE

Lease Rate: Call for Pricing

- ▶ Space available:
 - ▶ Suite 108: 3,045 SF
 - * Can be subdivided
- ▶ Signed center tenants include: Metro Diner, Chicken Salad Chick, Orangetheory Fitness, Taco Mama, Great American Cookie Co. & Marble Slab Creamery, Wrapsody, & CSM Champion Sports Medicine
- ▶ New tenant announcement coming soon!

- ▶ Located across from Homestead Village (Hobby Lobby, Home Goods, Petco, Panera Bread, & Zoe's Kitchen)
- ▶ Strategically positioned between major retail and downtown Trussville redevelopment district
- ▶ Excellent visibility and access from Hwy 11
- ▶ Ample parking
- ▶ Outdoor seating available
- ▶ Hwy 11 Traffic Count: 34,030 VPD



www.southpace.com
BLAKE THOMAS
bthomas@southpace.com
205.326.2222

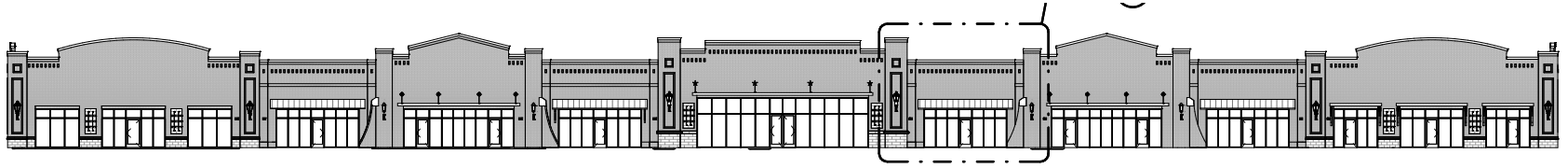
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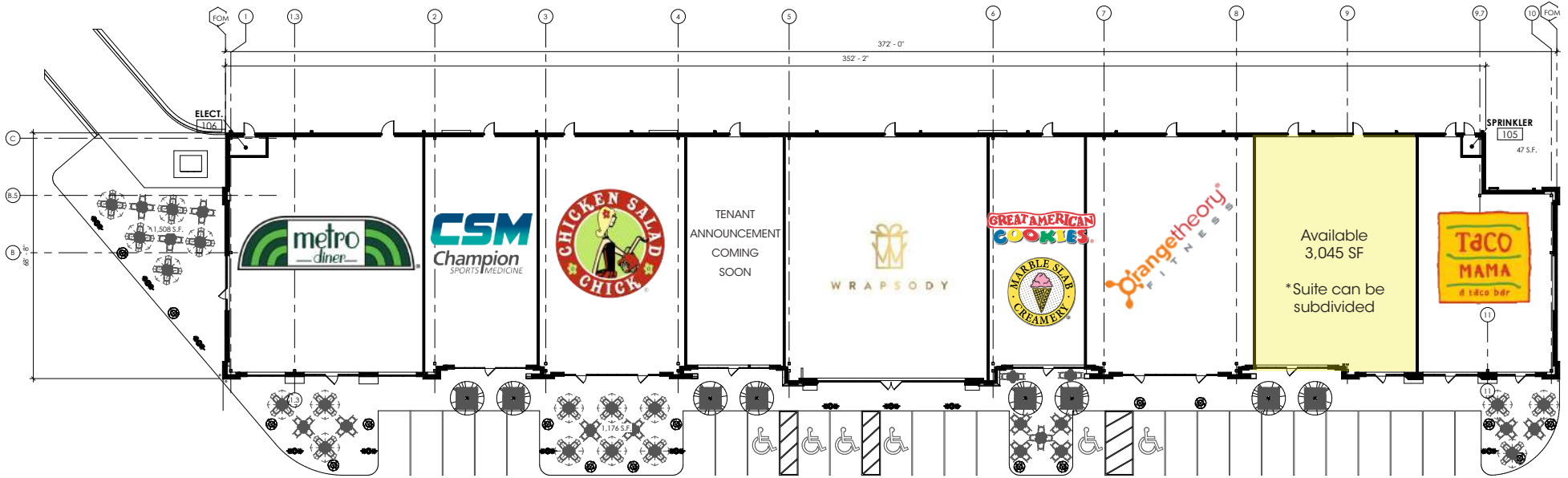
OVERVIEW

AERIAL

SITE PLAN



2 SOUTH ELEVATION
A-1
1/16" = 1'-0"



Demographics	1 Mile	3 Miles	5 Miles
Population	5,259	31,229	79,126
Daytime Pop.	6,579	33,600	75,181
Avg. HHI	\$96,301	\$85,439	\$78,267

