



CAN BE COMBINED

AVAILABLE
3,096 - 7,529 SF
30.5' FRONTAGE

AVAILABLE
3,471 - 9,197 SF
39.5' FRONTAGE

Walmart 

WALMART SHADOW CENTER

3,096 - 16,726 SF AVAILABLE

5500 MCCLELLAN BLVD, ANNISTON, ALABAMA 36206



retail SPECIALISTS

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○ AVAILABLE FOR LEASE

- AVAILABLE SPACE FROM 3,096 TO 16,726 SF
 - SUITE 5502 - 7,529 SF (30.5' FRONTAGE)
 - MOVE-IN READY WITH CURRENT OFFICE SPACE (3,096 SF) AND STORAGE/ WAREHOUSE SPACE (4,433 SF)
 - SUITE 5504 - 9,197 SF (39.5' FRONTAGE)
 - MOVE-IN READY WITH CURRENT RETAIL SPACE (3,471 SF) AND STORAGE/ WAREHOUSE SPACE (5,723 SF)
- ADJACENT TO WALMART SUPERCENTER WITH EXCELLENT VISIBILITY TO OVER 26,000 VEHICLES PER DAY (ALDOT) FROM MCCLELLAN BLVD, ANNISTON'S MAIN RETAIL CORRIDOR
- AMPLE PARKING AND MULTIPLE ACCESS POINTS
- CALL FOR LEASE RATE

○ DEMOGRAPHICS (2016)

	3 MILES	5 MILES	7 MILES
POPULATION	18,051	35,903	58,788
MEDIAN HH INCOME	\$42,227	\$37,127	\$39,860

*Traffic counts - ALDOT 2016

*Demographics - SitesUSA 2016



