



PRICE FOR  
FOUR PARCELS:

~~\$2,550,000~~

**NOW ONLY  
\$1,975,000**

DISCOUNTED  
\$575,000 AND  
AT A LOW PRICE  
OF ONLY \$5.10/SF

TOTAL 8.79 +/- AC



# OUTPARCELS AVAILABLE PINNACLE AT TUTWILER FARM

PINNACLE SQUARE, TRUSSVILLE, ALABAMA 35235

**DAVID PLUMMER**  
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**OUTPARCEL 1**  
1.73 +/- ACRES



**OUTPARCEL 2**  
1.07 +/- ACRES



**OUTPARCEL 3**  
2.09 +/- ACRES



**OUTPARCEL 4**  
3.90 +/- ACRES

○ **PROPERTY INFORMATION**

- FOUR OUTPARCELS AVAILABLE AT HIGH PERFORMING SHOPPING CENTER LOCATED ON GADSDEN HWY/HWY 11, TRUSSVILLE'S MAIN RETAIL CORRIDOR

○ **TRAFFIC**

- 32,570 VPD (HWY 11)
- 60,320 VPD (I-59)

○ **DEMOGRAPHICS**

<i>Distance (Miles)</i>	<i>Population</i>	<i>Average HH Income</i>
1 MI	1,125	\$96,266
3 MI	36,065	\$67,011
5 MI	91,202	\$63,246



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