

KOHL'S ANCHORED PAD SITE

Oxford, AL 36203 | 1600 Oxford Exchange Blvd | I-20 & Leon Smith Pkwy | #1286



- Kohl's outparcel available with visibility from I-20
- Rare opportunity at Oxford Exchange
- Only outparcel available in the market
- Easily accessible with ample parking

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 POPULATION	14,957	31,942	49,294	Leon Smith Pkwy	31,150 VPD
2018 DAYTIME POPULATION	19,269	42,509	60,121	Interstate 20	42,080 VPD
2018 AVERAGE HH INCOME	\$72,503	\$64,665	\$59,312		
2018 MEDIAN HH INCOME	\$55,548	\$47,146	\$41,810		

AVAILABLE SF:
APPROX 0.30 AC

GROUND LEASE:
CALL FOR INFO

ZONING:
COMMERCIAL

RATES:
CALL FOR DETAILS

AREA ANCHORS

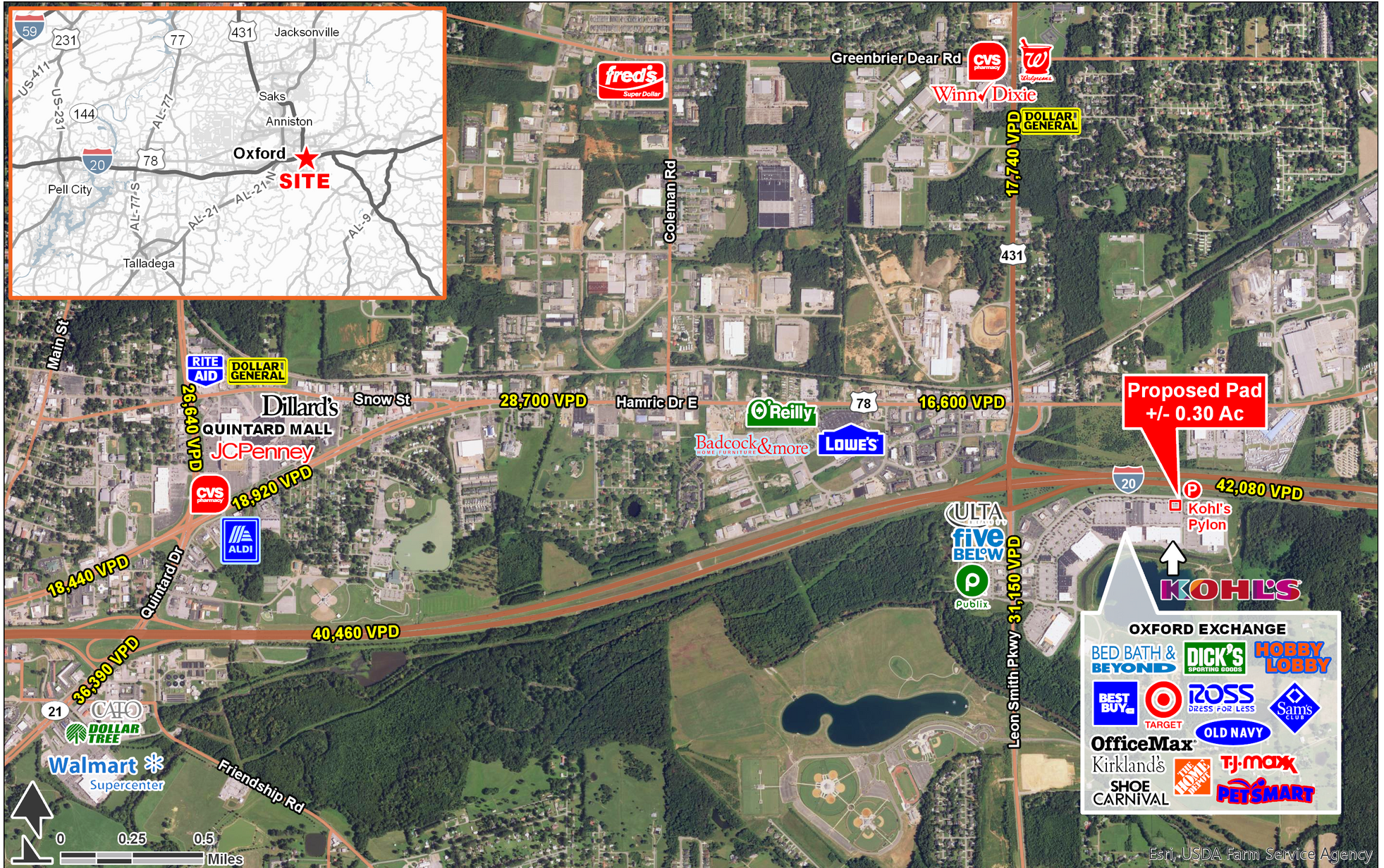


FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
KATHY DENNIS, CCIM • kathy.dennis@tscg.com • 205.776.6708



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CHAINLINKS
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