

PINNACLE SHOPPING CENTER BIG BOX

3679 Roosevelt Boulevard

Trussville, AL 35173



SHANNON
WALTCHACK



OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	35,000 SF
Building Size:	35,000 SF
Land Area:	1.83 Acres

PROPERTY DETAILS

- Located adjacent to Pinnacle Shopping Mall and Colonial Promenade shopping center
- Just off Gadsden Highway serving 33,161 VPD
- Currently built out as a fitness center
- Ample parking - 159 spaces

MICHAEL WARSAW
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KEITH SHAMBLIN
205.515.1752
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WE LOVE
REAL ESTATE

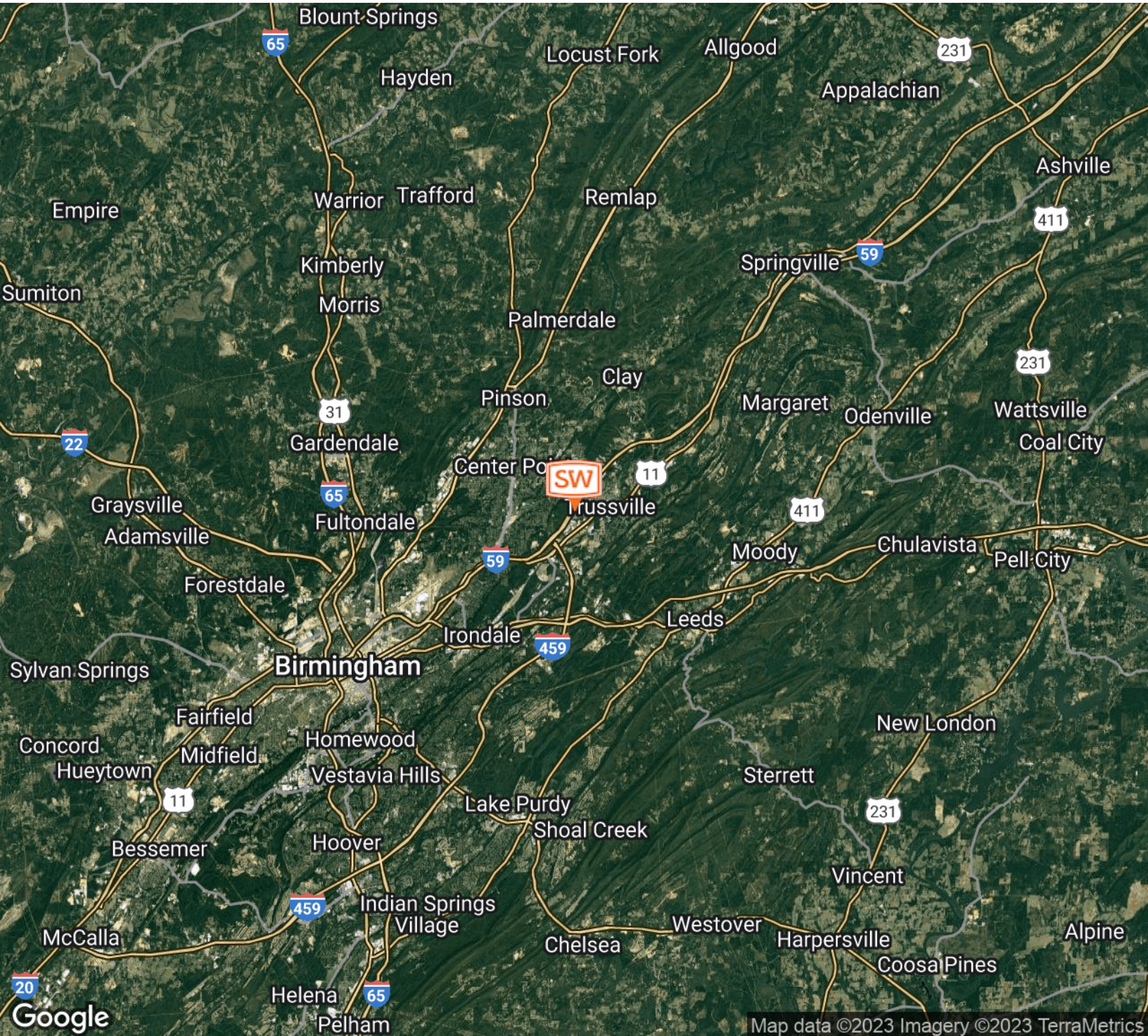
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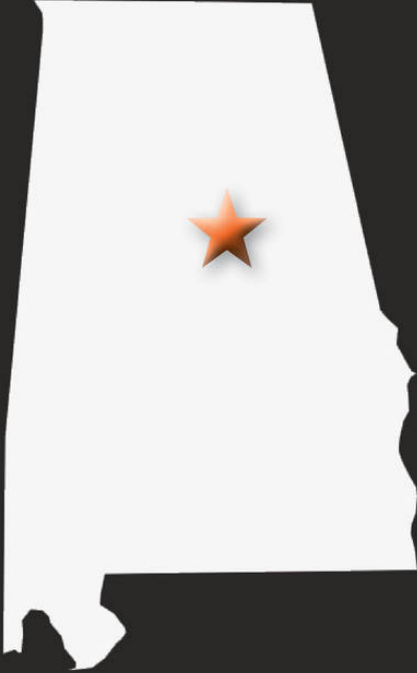
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TRUSSVILLE, AL



THE CITY OF TRUSSVILLE, AL CONTINUES TO GROW STEADILY, SUPPORTING THE DENSE SINGLE FAMILY AND MULTIFAMILY POPULATIONS IN THE SURROUNDING AREA. TRUSSVILLE, AL IS ONE OF THE FASTEST GROWING CITIES IN ALABAMA, JUST 15 MILES OUTSIDE OF BIRMINGHAM.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,515	16,149	38,399
Total Population	3,400	37,347	92,187
Average HH Income	\$86,640	\$64,855	\$65,324

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