

#### NATHAN HANDMACHER

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# NEW SHOPPING CENTER

1089 S. Hickory Street, Loxley, AL

# FOR LEASE

#### **PROPERTY SUMMARY**

Shop space available for lease in a new grocery anchored shopping center in Loxley, AL. Located just south of I-10 at the intersection of Highway 59 and Loxley Avenue, this is the first major center south of I-10 on highly trafficked Highway 59. Current tenants include Loxley Nutrition, Balwin County Federal Credit Union, and anchor Piggly Wiggly.

There are four 1,200 square feet suites available. Suites A, B, and C can be combined into one unit of 3,600 square feet. Please call for

### **BUILDING SIZE**

• 37,776 ± SF

### AVAILABLE

- Suite A: 1,200 ± SF
- Suite B: 1,200 ± SF
- Suite C: 1,200 ± SF
- Suite E: 1,200 ± SF

## LEASE RATE

• \$12.00 PSF NNN

## **TRAFFIC COUNT (ADT 2019)**

• On Highway 59, at site: 23,929

2020 DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	1,995	6,916	16,820
Avg. HH Income	\$57,220	\$57,460	\$67,880



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