

FOR LEASE

# Tannehill Promenade: Up to 82,812 SF of Contiguous Space Available

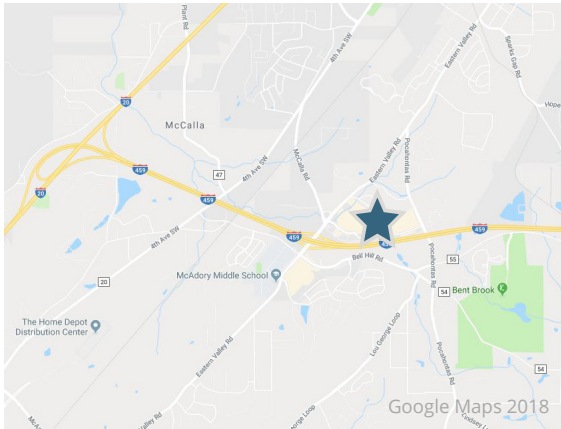
4889 Promenade Parkway | Bessemer, AL



## Overview

**AVAILABLE** 1,440 - 82,812 SF

**RATE** Call for Rates



## Description

- Shadow-anchored by Target and grocery-anchored by Publix
- National tenants include T.J. Maxx, Ross Dress for Less, PetSmart, Michaels, Five Below, and Bath & Body Works
- Mix of retail goods and service providers along with medical users, grocer and entertainment draws, fashion tenants, and restaurants which provide a one-stop shopping destination
- Located just off Interstate 459 and Eastern Valley Road
- Excellent parking and daytime traffic

## Demographics

	1 MILE	5 MILE	10 MILE
Total Population	2,189	34,666	152,406
Total Households	941	13,721	54,828
Average HH Income	\$103,176	\$75,598	\$84,360
Total Daytime Population	3,013	33,787	124,792

Year: 2019 | Source: Esri

## Traffic Counts

Interstate 459, S of Site	56,377 AADT
Eastern Valley Road, adjacent to Site	22,739 AADT

Year: 2018 | Source: ALDOT

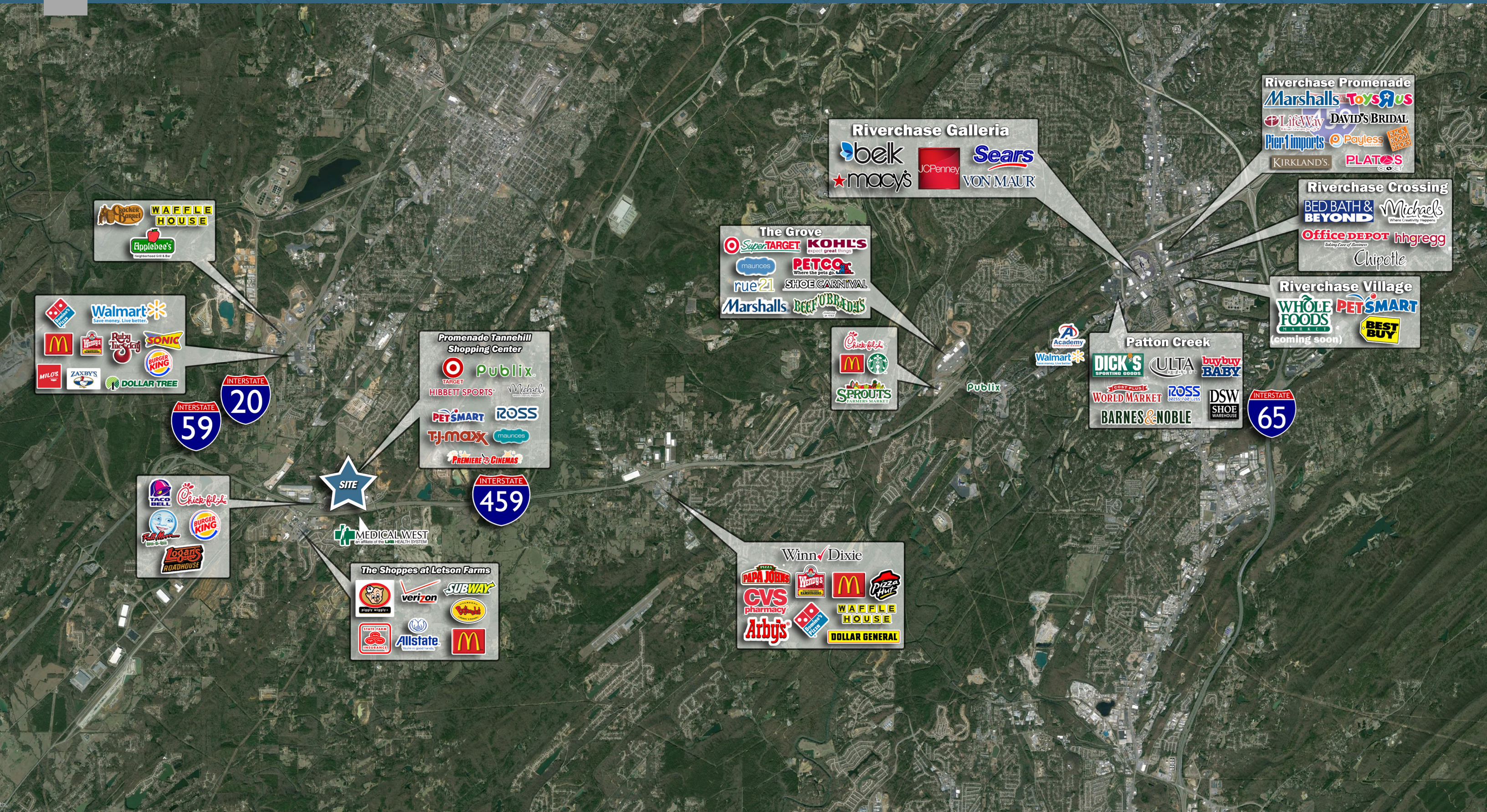
## Contact

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# Tannehill Promenade

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Waffle House  
Applebee's

Walmart  
McDonald's  
Ruby Tuesday  
Sonic Drive-Ins  
Burger King  
Zaxby's  
Dollar Tree



Taco Bell  
Chick-fil-A  
Burger King  
Logan's Roadhouse



Medical West

The Shoppes at Letson Farms  
Verizon  
Subway  
State Farm Insurance  
Allstate  
McDonald's

Promenade Tannehill Shopping Center  
Target  
Publix  
Hibbett Sports  
Michael's  
PetSmart  
Ross  
TJ-Maxx  
maurices  
Premiere Cinemas



The Grove  
SuperTarget  
Kohl's  
maurices  
rue21  
Marshall's  
Petco  
Shoe Carnival  
Bee O'Bradys

Chick-fil-A  
McDonald's  
Starbucks  
Sprouts Farmers Market

Riverchase Galleria  
bek  
macy's  
JC Penney  
Sears  
Von Maur

Patton Creek  
Dick's Sporting Goods  
Ulta  
Buy Buy Baby  
World Market  
Ross Dress for Less  
Barnes & Noble  
DSW Shoe Warehouse



Riverchase Promenade  
Marshall's  
Toys R Us  
LifeWay  
David's Bridal  
Pier 1 Imports  
Payless  
Kirkland's  
Platos

Riverchase Crossing  
Bed Bath & Beyond  
Michael's  
Office DEPOT  
hgregg  
Chipotle

Riverchase Village  
Whole Foods Market  
PetSmart  
Best Buy

Winn-Dixie  
Papa John's  
Wendy's  
McDonald's  
Pizza Hut  
Arby's  
Domino's  
Waffle House  
Dollar General

# Tannehill Promenade

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**SITE:**  
**Tannehill Promenade**

51,775 AADT

22,739 AADT

56,377 AADT

FUTURE HOME OF  
**UAB MEDICINE**

**McAdory High School**

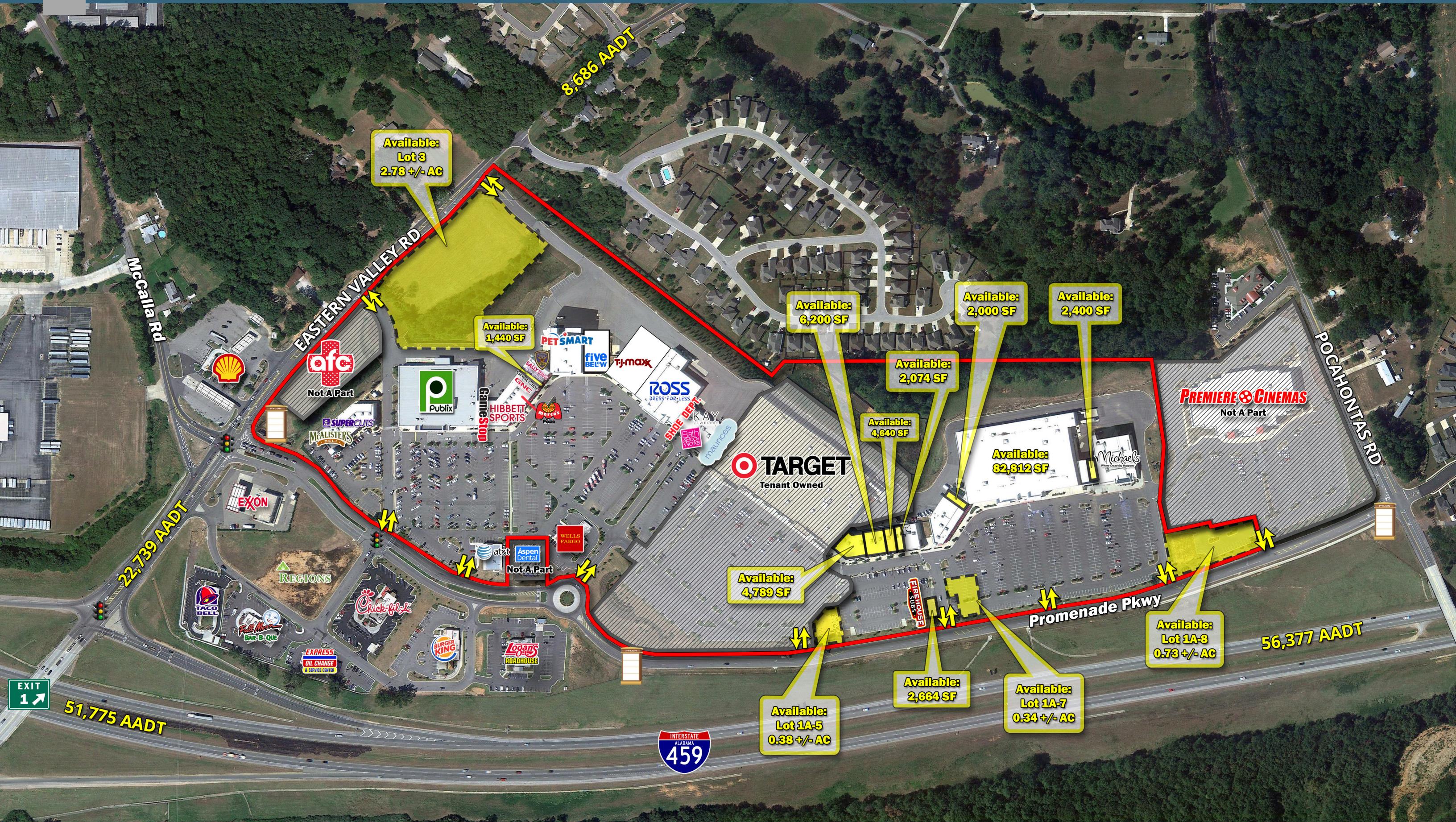
**McAdory Middle School**

**The Shoppes at Letson Farms**



# Tannehill Promenade

4889 Promenade Parkway | Bessemer, AL



Available:  
Lot 3  
2.78 +/- AC

Available:  
1,440 SF

Available:  
6,200 SF

Available:  
2,000 SF

Available:  
2,400 SF

Available:  
2,074 SF

Available:  
4,640 SF

Available:  
82,812 SF

Available:  
4,789 SF

Available:  
Lot 1A-5  
0.38 +/- AC

Available:  
2,664 SF

Available:  
Lot 1A-7  
0.34 +/- AC

Available:  
Lot 1A-8  
0.73 +/- AC



# Tannehill Promenade

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Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
100	McAlister's Deli	3,500	318-A	AVAILABLE	1,440	704	Bath & Body Works	3,035	1030	AVAILABLE	2,000
101	Brows Threading & Waxing Studio	1,006	319	The Fold	1,600	706	Maurices	5,000	4835	AVAILABLE	82,812
102	Supercuts	1,400	320	Sally Beauty Supplies	1,591	4889	Target	127,307	1100	Pediatric Smiles	2,462
106	Nail Model	3,000	318-B	AAA Alabama	2,000	900	AVAILABLE	4,789	1102	AVAILABLE	2,400
108	Mattress Warehouse	4,086	322	Bessemer Police	2,382	904	AVAILABLE	6,200	4817	Michaels	16,999
4965	Publix	45,600	400	PetSmart	11,970	908	AVAILABLE	4,640	PAD A	AT&T	4,000
300	GameStop	1,600	401	Five Below	9,012	910	AVAILABLE	2,074	PAD C	Wells Fargo	4,025
302/308	Hibbett Sports	6,478	500	TJ Maxx	21,165	918	Habanero's McCalla	4,500	OUTPARCEL A	Firehouse Subs	1,946
310	Marco's Pizza	2,000	4909	Ross Dress for Less	25,000	1000	Ninja Japanese	4,861	OUTPARCEL B	AVAILABLE	2,664
316	GNC	1,400	700	Shoe Dept.	5,200	1020	U.S. Armed Forces	2,400			
317	Great Clips	1,360	702	Kay Jewelers	2,500	1024	Millenium Physical Therapy	2,800			

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

# Tannehill Promenade:

4889 Promenade Parkway | Bessemer, AL



# Executive Summary

4889 Promenade Parkway | Bessemer, AL



	1 mile	5 miles	10 miles
<b>Population</b>			
2000 Population	908	28,711	128,262
2010 Population	2,015	33,693	143,891
2019 Population	2,189	34,666	152,406
2024 Population	2,289	35,257	156,754
2000-2010 Annual Rate	8.30%	1.61%	1.16%
2010-2019 Annual Rate	0.90%	0.31%	0.62%
2019-2024 Annual Rate	0.90%	0.34%	0.56%
2019 Male Population	47.8%	47.9%	47.8%
2019 Female Population	52.2%	52.1%	52.2%
2019 Median Age	38.2	40.6	39.8

In the identified area, the current year population is 152,406. In 2010, the Census count in the area was 143,891. The rate of change since 2010 was 0.62% annually. The five-year projection for the population in the area is 156,754 representing a change of 0.56% annually from 2019 to 2024. Currently, the population is 47.8% male and 52.2% female.

## Median Age

The median age in this area is 38.2, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	58.9%	48.9%	56.3%
2019 Black Alone	36.6%	46.4%	37.8%
2019 American Indian/Alaska Native Alone	0.1%	0.3%	0.2%
2019 Asian Alone	1.5%	0.9%	2.3%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	1.3%	2.2%	1.8%
2019 Two or More Races	1.5%	1.3%	1.4%
2019 Hispanic Origin (Any Race)	2.2%	3.3%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.8 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	127	85	101
2000 Households	380	11,140	48,353
2010 Households	868	13,326	54,828
2019 Total Households	941	13,721	58,031
2024 Total Households	983	13,945	59,577
2000-2010 Annual Rate	8.61%	1.81%	1.26%
2010-2019 Annual Rate	0.88%	0.32%	0.62%
2019-2024 Annual Rate	0.88%	0.32%	0.53%
2019 Average Household Size	2.33	2.50	2.60

The household count in this area has changed from 54,828 in 2010 to 58,031 in the current year, a change of 0.62% annually. The five-year projection of households is 59,577, a change of 0.53% annually from the current year total. Average household size is currently 2.60, compared to 2.60 in the year 2010. The number of families in the current year is 41,383 in the specified area.

# Executive Summary

4889 Promenade Parkway | Bessemer, AL



	1 mile	5 miles	10 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	10.6%	15.7%	14.7%
<b>Median Household Income</b>			
2019 Median Household Income	\$87,626	\$56,728	\$62,702
2024 Median Household Income	\$100,094	\$65,511	\$72,483
2019-2024 Annual Rate	2.70%	2.92%	2.94%
<b>Average Household Income</b>			
2019 Average Household Income	\$103,176	\$75,598	\$84,360
2024 Average Household Income	\$121,023	\$88,648	\$96,915
2019-2024 Annual Rate	3.24%	3.24%	2.81%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$41,482	\$29,570	\$32,282
2024 Per Capita Income	\$48,628	\$34,645	\$37,022
2019-2024 Annual Rate	3.23%	3.22%	2.78%

## Households by Income

Current median household income is \$62,702 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$72,483 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$84,360 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$96,915 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$32,282 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$37,022 in five years, compared to \$36,530 for all U.S. households

## Housing

2019 Housing Affordability Index	236	158	169
2000 Total Housing Units	401	12,059	52,041
2000 Owner Occupied Housing Units	305	8,033	37,966
2000 Renter Occupied Housing Units	75	3,107	10,387
2000 Vacant Housing Units	21	919	3,688
2010 Total Housing Units	925	14,749	60,359
2010 Owner Occupied Housing Units	783	9,956	42,827
2010 Renter Occupied Housing Units	85	3,370	12,001
2010 Vacant Housing Units	57	1,423	5,531
2019 Total Housing Units	966	15,205	64,000
2019 Owner Occupied Housing Units	826	9,799	43,581
2019 Renter Occupied Housing Units	114	3,922	14,449
2019 Vacant Housing Units	25	1,484	5,969
2024 Total Housing Units	1,002	15,447	65,732
2024 Owner Occupied Housing Units	864	10,001	44,853
2024 Renter Occupied Housing Units	119	3,944	14,724
2024 Vacant Housing Units	19	1,502	6,155

Currently, 68.1% of the 64,000 housing units in the area are owner occupied; 22.6%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 60,359 housing units in the area - 71.0% owner occupied, 19.9% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 2.64%. Median home value in the area is \$188,922, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.35% annually to \$201,988.