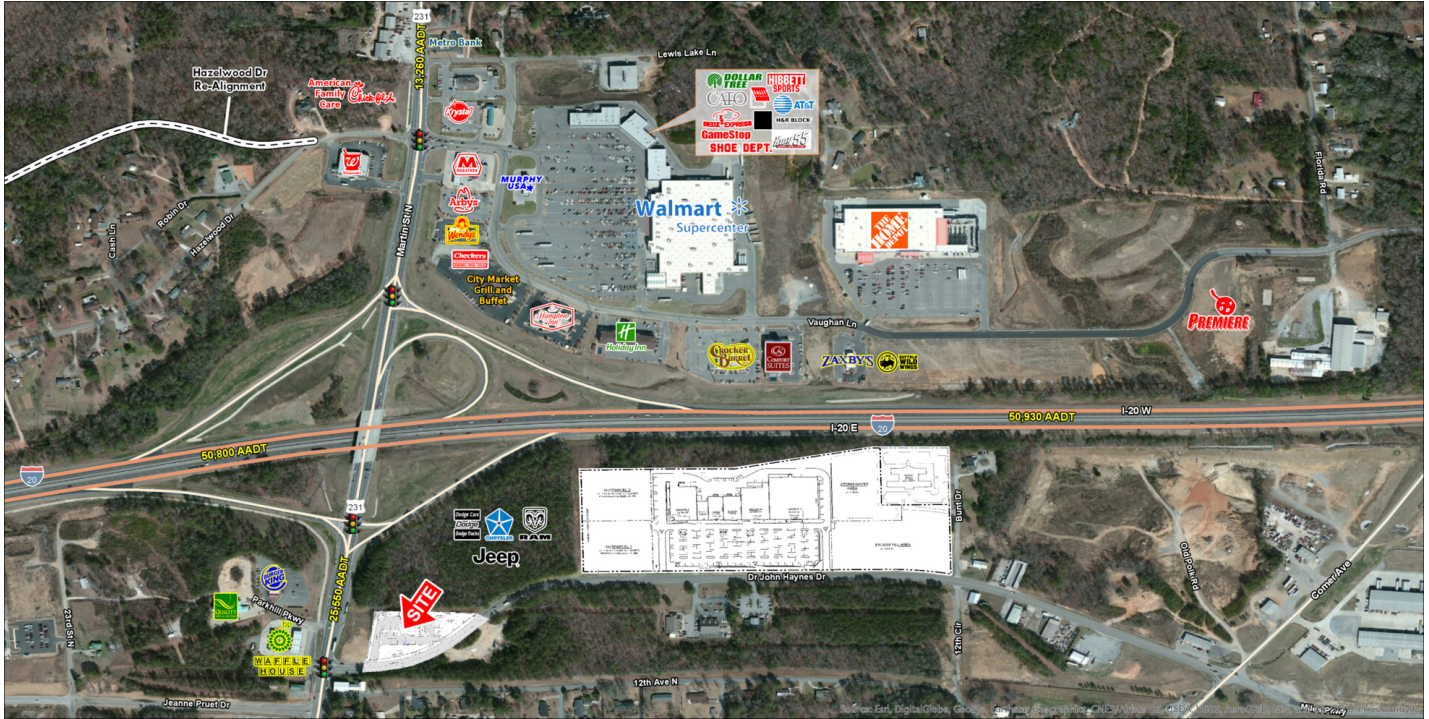


# COOSA COMMONS

2401 Dr. John Haynes Drive, Pell City, AL 35125

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Pell City, located in St. Clair County, Alabama, is the county seat of St. Clair County. The construction of the Logan Martin Dam in 1964 changed the geography of the town by creating Logan Martin Lake. This also created a large recreational area which brought new businesses, temporary summer residents and tourists and hundreds of new permanent residents building new homes along the lake.



### PROPERTY HIGHLIGHTS

- Now Leasing
- New Retail Development, under construction, off I-20 in Pell City located at the traffic light in front of Pell City's newest retail development
- 10,000 SF, small shops with superior visibility to Highway 231
- Surrounding retail includes Walmart Supercenter, New Premier Cinema, Cracker Barrel, Chick-Fil-A, Walgreens, Buffalo Wild Wings, Hibbett Sports and many more
- Located at the entrance to new retail shopping center

### DEMOGRAPHICS

	TRADE AREA
POPULATION	73,122
DAYTIME POPULATION	70,172
AVERAGE HH INCOME	\$67,102
I-20 TRAFFIC COUNT	53,104

### EXCLUSIVE AGENT(S)

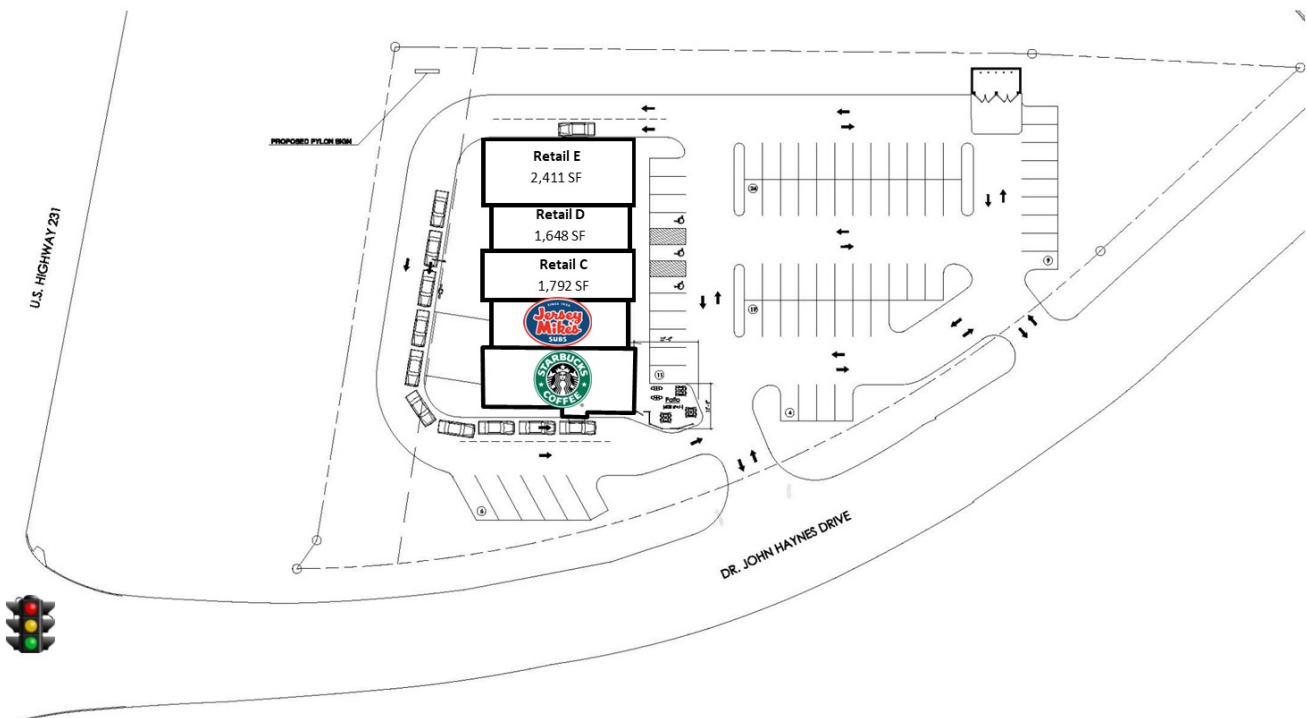
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## SITE PLAN



### EXCLUSIVE AGENT(S)

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