

BIRMINGHAM, AL

JR ANCHOR OPPORTUNITY

# ROEBUCK MARKETPLACE

9118 Parkway East • Birmingham, AL 35206



## RETAIL PROPERTY FOR LEASE

[AMCOMREALTY.COM](http://AMCOMREALTY.COM)

### DEMOGRAPHICS

#### POPULATION

- 3-Mile: 39,885
- 5-Miles: 107,578
- 10-Miles: 312,106

#### HOUSEHOLD INCOME

- 3-Miles: \$62,171
- 5-Miles: \$68,646
- 10-Miles: \$95,236

#### DAYTIME POPULATION

- 1-Mile: 5,134
- 3-Miles: 38,555
- 5-Miles: 110,450

### PROPERTY FEATURES

193,000 SF Retail Center

Adjacent to Walmart Supercenter along with other small shadow centers and national retailers.

Strong mix of national and regional tenants.

Great visibility to Parkway East that gets 20,000 VPD.

Close proximity to I-20/59 that gets 55,500 VPD.

### ANCHOR TENANTS

CitiTrends, City G.E.A.R., Dollar Tree, Harbor Freight Tools, Hibbett Sports, Planet Fitness, DTLR

### PRIME LOCATION



#### AMERICAN COMMERCIAL REALTY

300 Avenue of the Champions, Suite 140  
Palm Beach Gardens, FL 33418

#### LEASING CONTACT

leasing@amcomrealty.com  
(561) 775-1300  
amcomrealty.com



# ACR

AMERICAN COMMERCIAL REALTY CORP.  
BUILDING VALUE

# ROEBUCK MARKETPLACE

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UNIT	TENANT	SQ. FT.
01	PLANET FITNESS	18,007
02	NU WEAR	4,950
03	<b>AVAILABLE</b>	<b>8,164</b>
04	DOLLAR TREE	9,101
05	HARBOR FREIGHT TOOLS	12,353
06	IT'S FASHION METRO	14,144
07	CITI TRENDS	18,400
08	<b>AVAILABLE</b>	<b>3,600</b>
09	A-TOWN WINGS	3,414
10	<b>AVAILABLE</b>	<b>2,508</b>
11	LASH & WAX	1,760
12	HIBBETT SPORTS	6,295
13	DTLR	10,822
14	BEAUTY TOWN	20,064
15	USPS	5,446
16	SUPERIOR CLOTHING	5,000
17	RAINBOW	9,300
18	CITY GEAR	10,000
19	ABC LIQUOR STORE	5,677
20	<b>AVAILABLE</b>	<b>3,000</b>
21	TOBACCO & SMOKE SHOP	2,425
22	THE MATURE MAN	2,424
23	PIZZA HUT	2,415
24	<b>AVAILABLE</b>	<b>2,415</b>
25	ARCHWELL HEALTH	12,876
OP	<b>PENDING</b>	



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