



retail specialists

FOR SALE



Belview Plaza | 28 AC Redevelopment Site

7100 Aaron Aronov Drive, Fairfield, AL 35064

Property Highlights

- Available: 28.22 acres for redevelopment (Former Belview Plaza / Walmart Site)
- Redevelopment opportunity within a fully built-out trade area
- Three separate parcels offer flexibility for a variety of redevelopment strategies, including the former Milo's lot, former Walmart box and parking field, and existing strip center/shop space
- Blank canvas for retail, mixed-use, multifamily, entertainment, and service-oriented development
- High-visibility frontage along Aaron Aronov Drive at the Bessemer Highway/US-11 node, a four-lane corridor connecting Fairfield and Midfield
- New zoning flexibility: Fairfield's recent rezoning of its largest business district to support multi-use development opens the door to retail, residential, service, and mixed-use concepts



SQ FT
28.22



TRAFFIC
±25,400 VPD
(Bessemer Highway/
US-11)



ACCESS
Aaron
Aronov Dr.

Demographics	1 mile	3 mile	5 mile
Population	8,496	50,866	109,855
Household	3,212	21,033	46,445
Med HH Income	\$59,361	\$50,460	\$53,283

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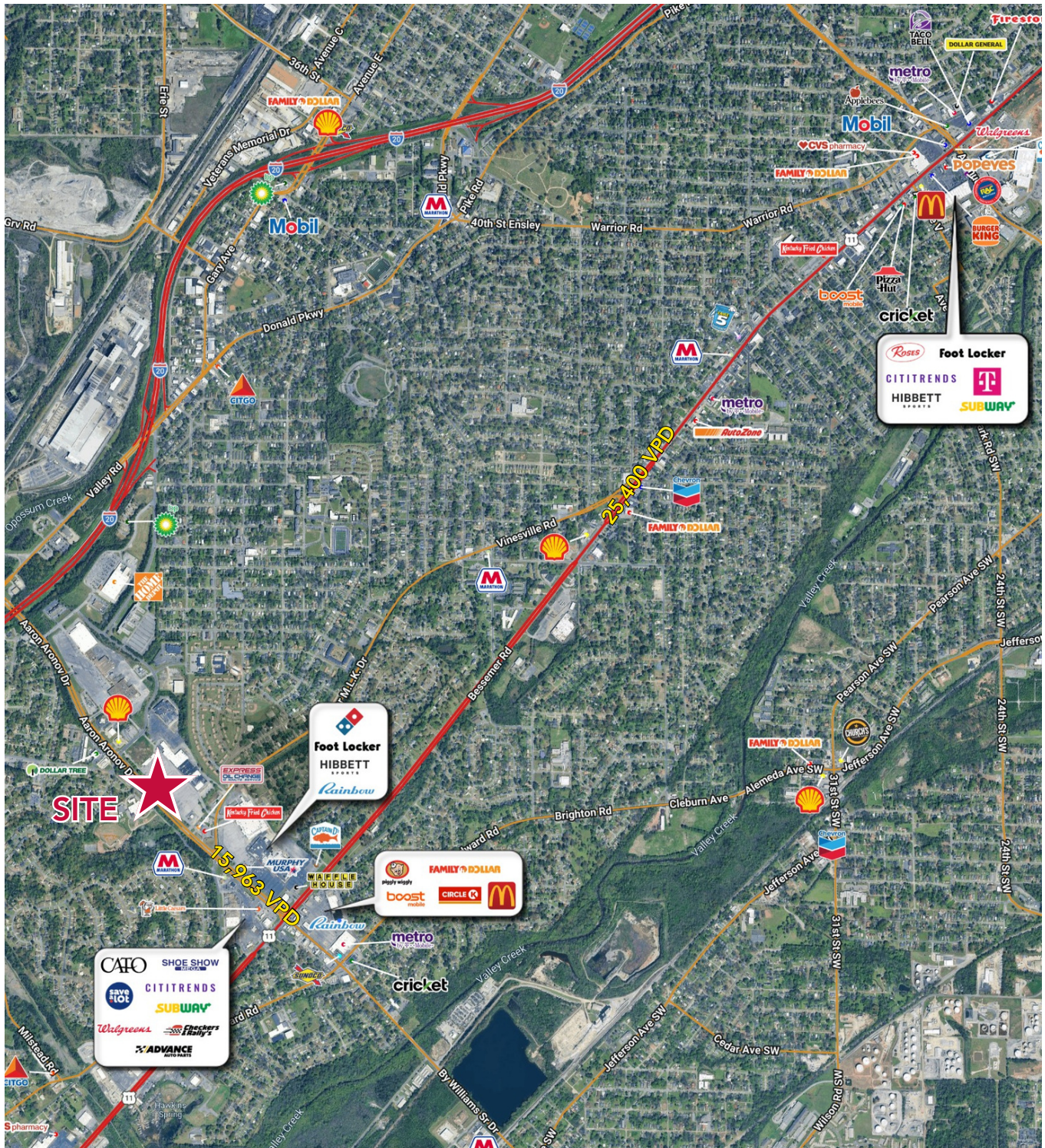
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Market Aerial



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