



retail specialists

Your Retail Real Estate Experts

# Pell City Center

2108 Cogswell Ave Pell City, AL 35128



## FOR LEASE

### Property Highlights

- Excellent center located in the heart of the city with visibility from US-231
- Ample parking, updated facade and new streetscape
- Any lawful use that does not compete with current tenants welcome
- Motivated landlord offering free and below market rents!



SQ FT  
Fully  
Leased



TRAFFIC  
22,160 VPD  
(US-231)



ACCESS  
Highway

#### Demographics

3 mile

5 mile

10 mile

Demographics	3 mile	5 mile	10 mile
Population	11,185	20,272	46,764
Households	4,511	8,018	18,453
Daytime Pop	15,849	20,752	42,366
Med HH Income	\$54,766	\$59,433	\$63,562

Walker Reich walker@retailspecialists.com 205.441.9981

Joe Strauss, CCIM jstrauss@retailspecialists.com 205.393.3215

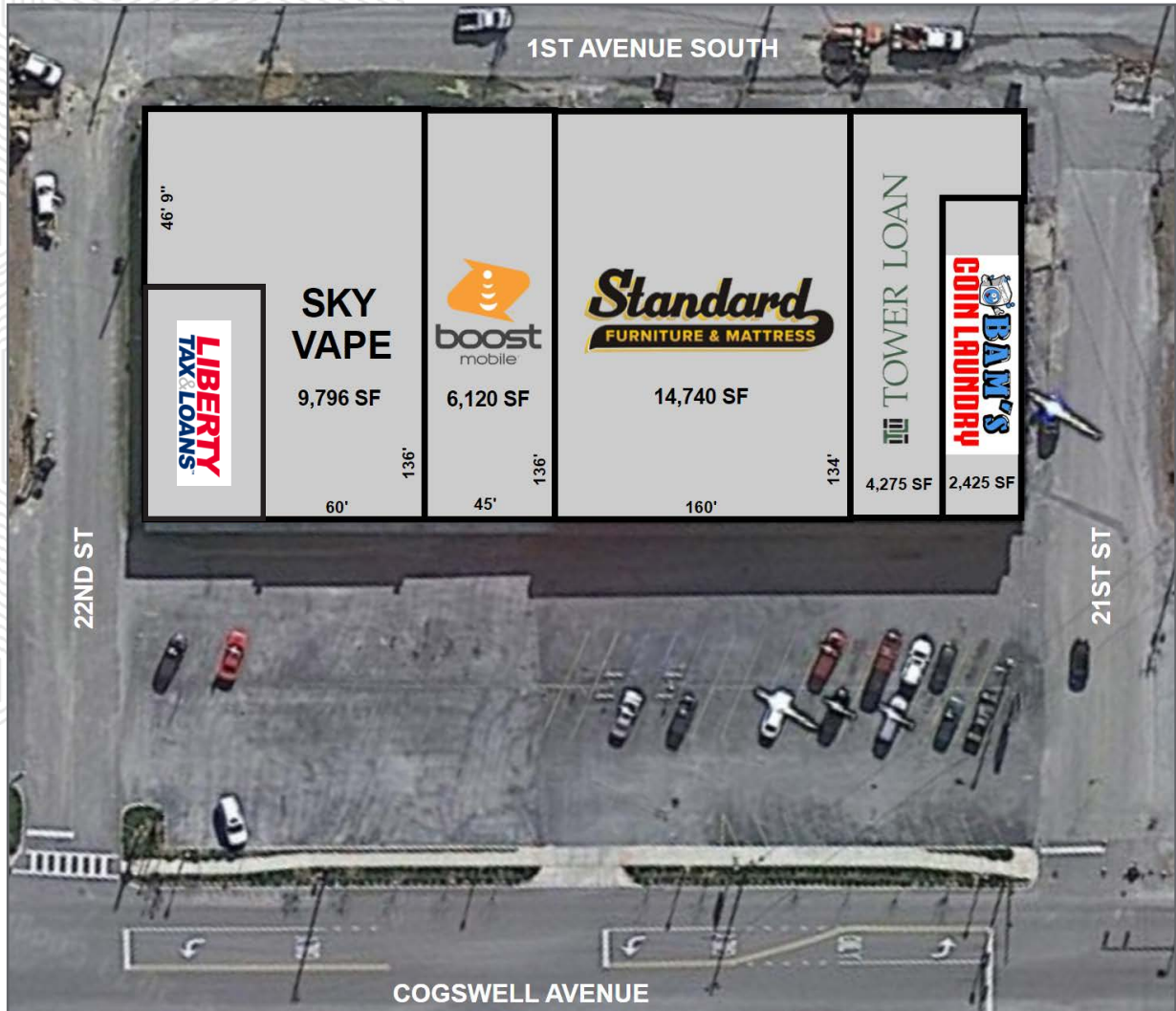


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## Site Plan



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## Market Aerial



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