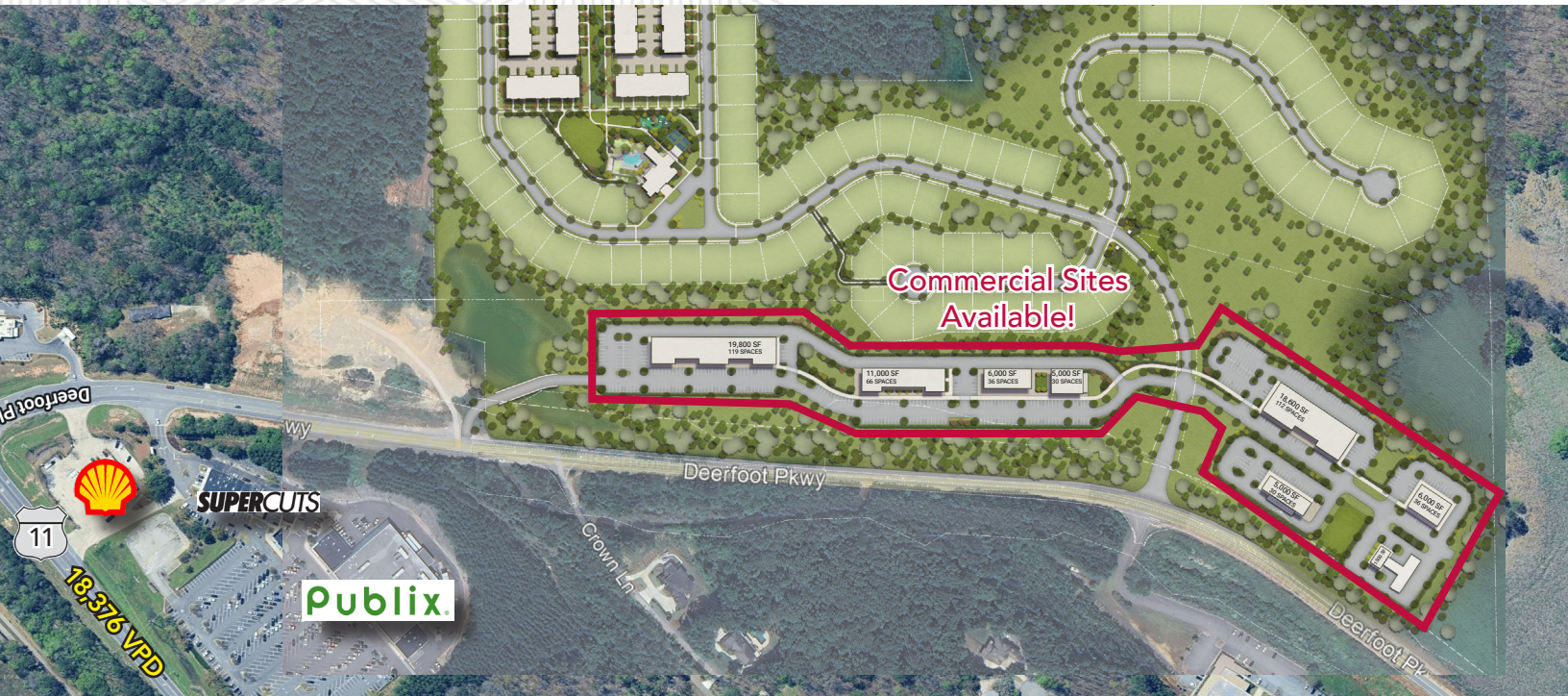




Commercial Development

4810 Deerfoot Parkway

Trussville, AL 35173



AVAILABLE

Property Highlights

- 29 Acres of Commercial land with 2,700 sqft of frontage on Deerfoot Pkwy
- Deerfoot Pkwy is expanding to four lanes in the near future
- More than 18,000 VPD
- Available for Ground Lease, BTS or Sale
- Near Publix center
- Access to I-59 with more than 64,000 VPD



ACRES
29



TRAFFIC
18,376 VPD



ACCESS
Highway

Demographics

	3 mile	5 mile	7 mile
Population	17,709	55,897	119,729
Households	6,440	20,522	44,897
Growth Rate (5 Yr)	4.81%	2.21%	1.58%
Med HH Income	\$113,364	\$86,815	\$72,323

Brandon Cain bcain@retailspecialists.com 205.994.1536

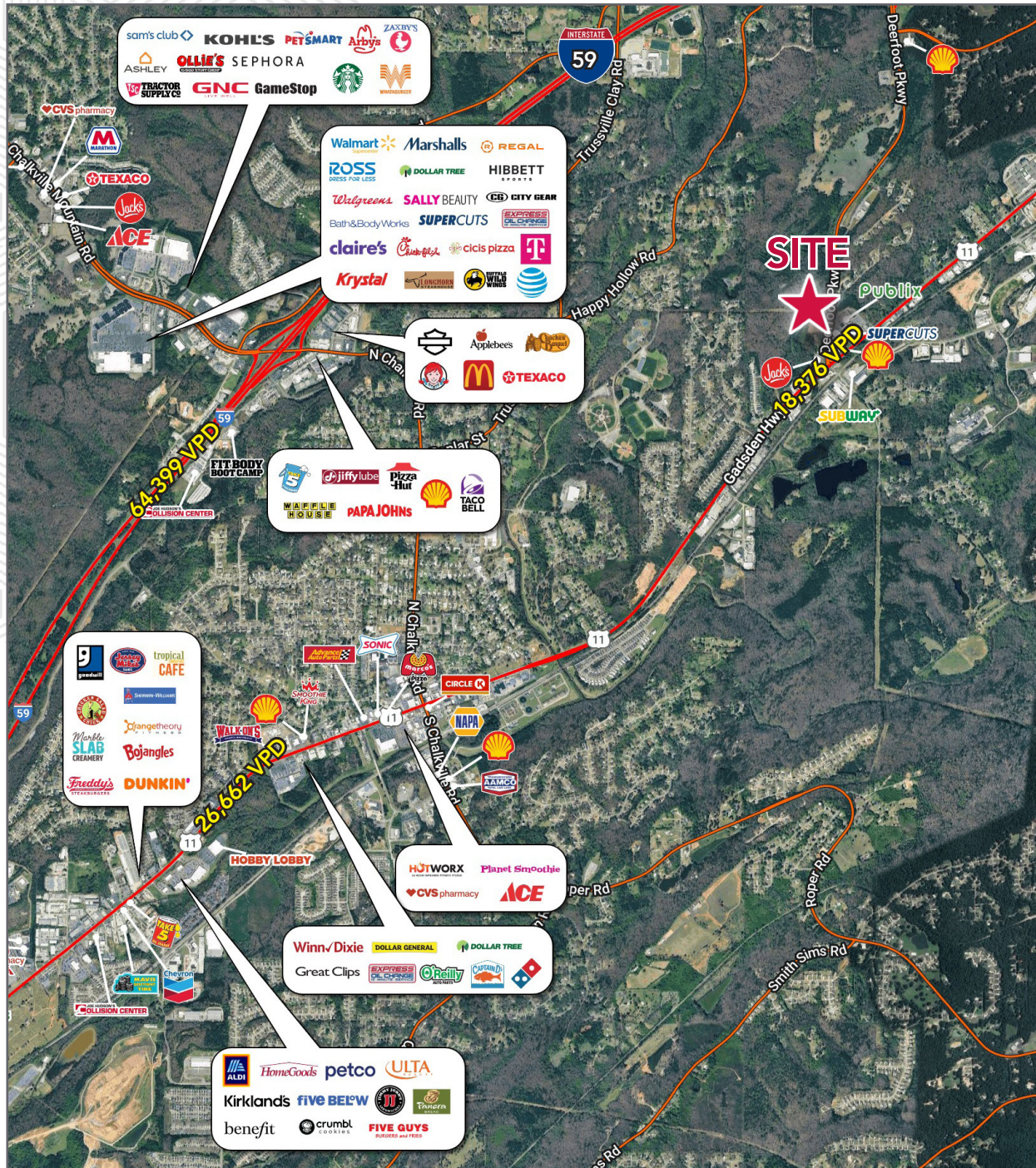


retail specialists

Trussville Development

4810 Deerfoot Pkwy Trussville, AL 35173

Market Aerial



AVAILABLE

Brandon Cain bcain@retailspecialists.com 205.994.1536



retail specialists

Trussville Development

4810 Deerfoot Pkwy Trussville, AL 35173

Conceptual Master Plan



AVAILABLE

Brandon Cain bcain@retailspecialists.com 205.994.1536