



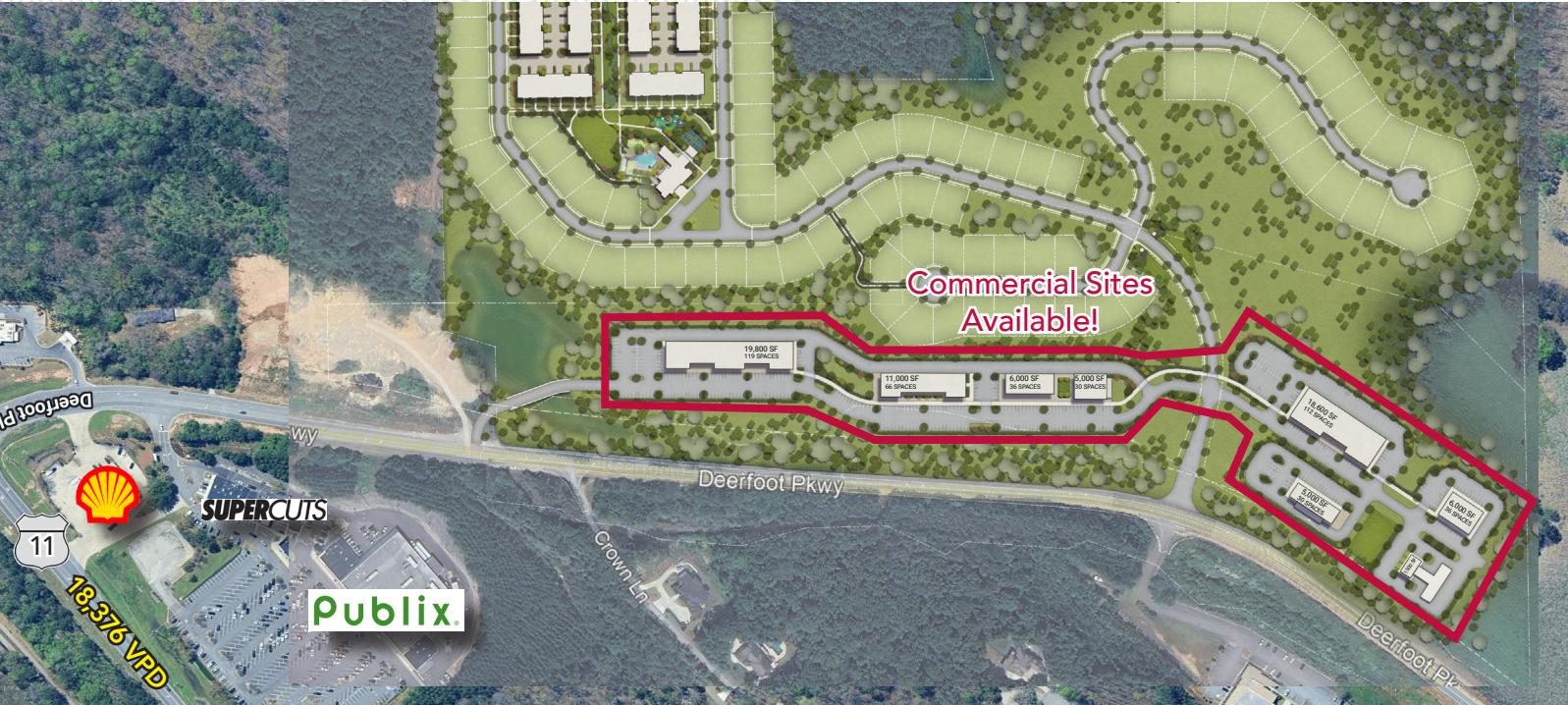
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Your Retail Real Estate Experts

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

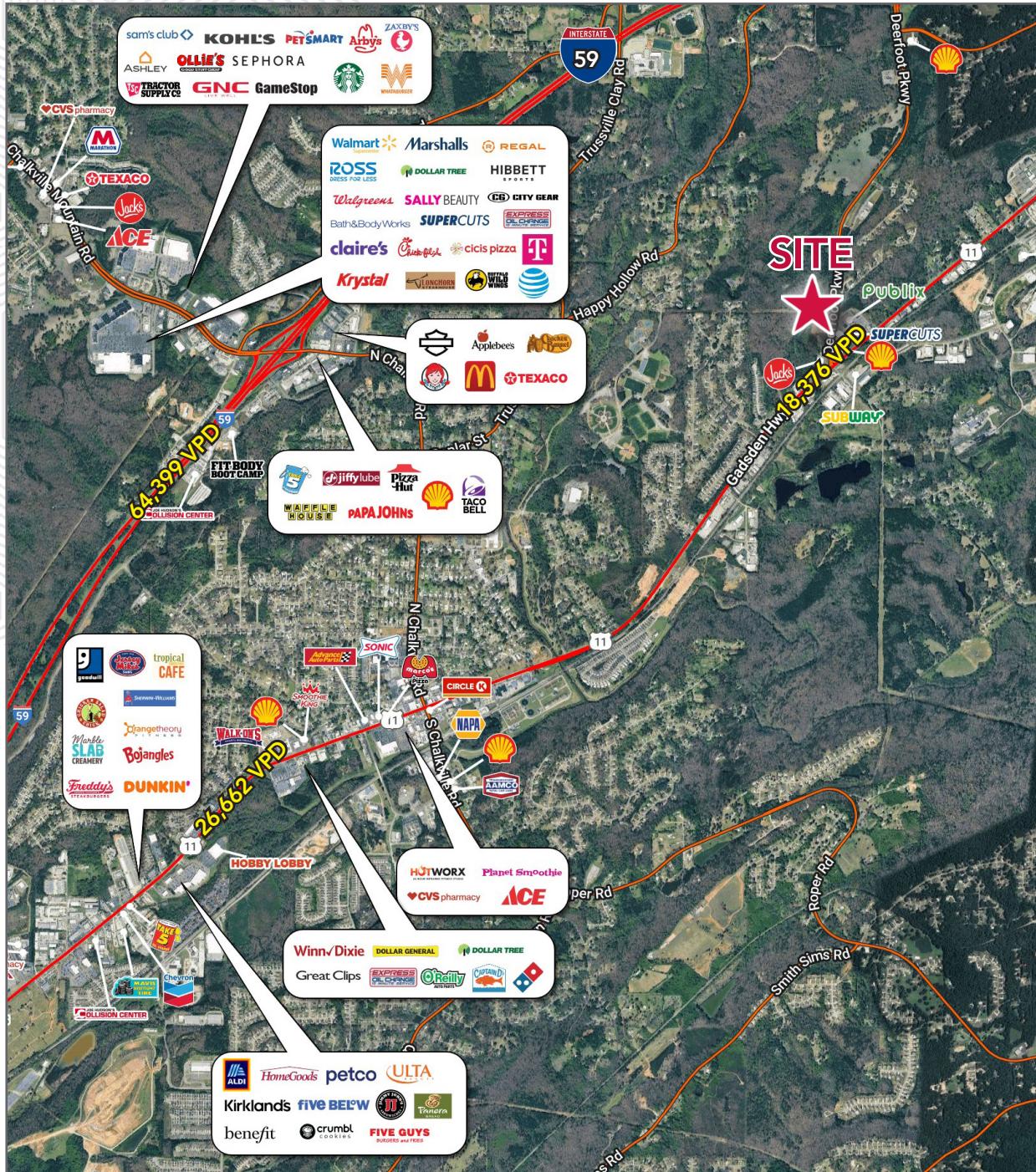


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Market Aerial



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Conceptual Master Plan



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