

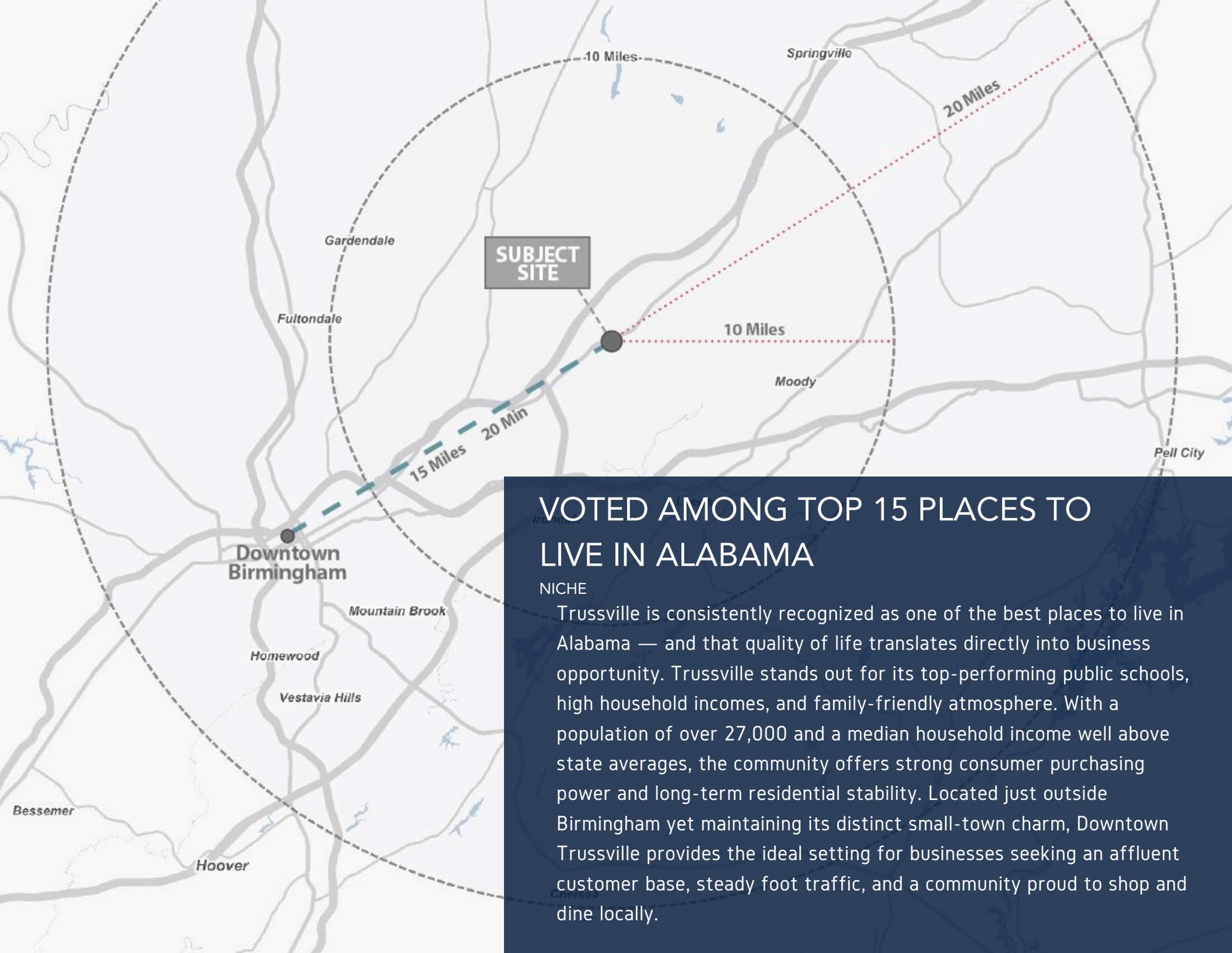
DOWNTOWN TRUSSVILLE ENTERTAINMENT DISTRICT

Located at the highly visible corner of Highway 11 and Chalkville Road, this 12-acre mixed-use district has transformed historic downtown Trussville into a vibrant destination for dining, retail, and community gatherings. The walkable development features a central event lawn with stage, covered pavilion seating, pedestrian-friendly streetscapes, public parking, and green space designed to host concerts, festivals, and year-round community events.



retail specialists

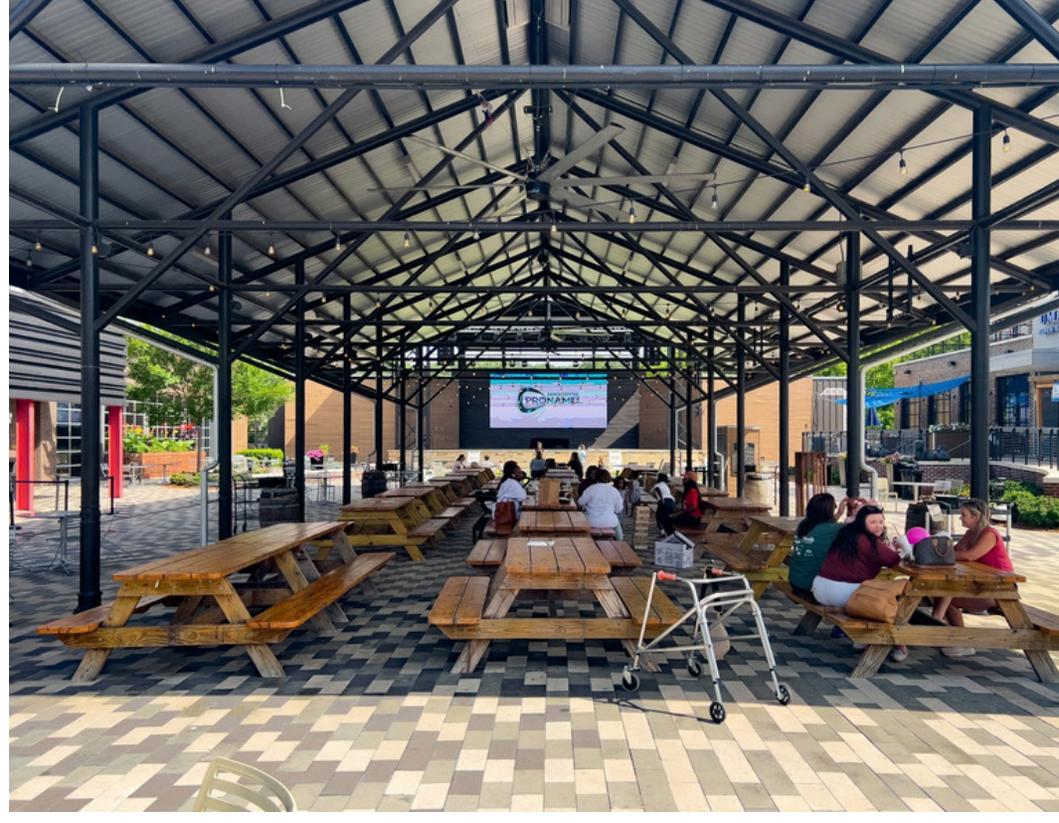




VOTED AMONG TOP 15 PLACES TO LIVE IN ALABAMA

NICHE

Trussville is consistently recognized as one of the best places to live in Alabama — and that quality of life translates directly into business opportunity. Trussville stands out for its top-performing public schools, high household incomes, and family-friendly atmosphere. With a population of over 27,000 and a median household income well above state averages, the community offers strong consumer purchasing power and long-term residential stability. Located just outside Birmingham yet maintaining its distinct small-town charm, Downtown Trussville provides the ideal setting for businesses seeking an affluent customer base, steady foot traffic, and a community proud to shop and dine locally.



SITE PLAN

ADDRESS	SF
211 MAIN ST	3,200
104 S CHALKVILLE	880
104 S CHALKVILLE	1,485
101 BEECH	763
120 S CHALKVILLE	3,283

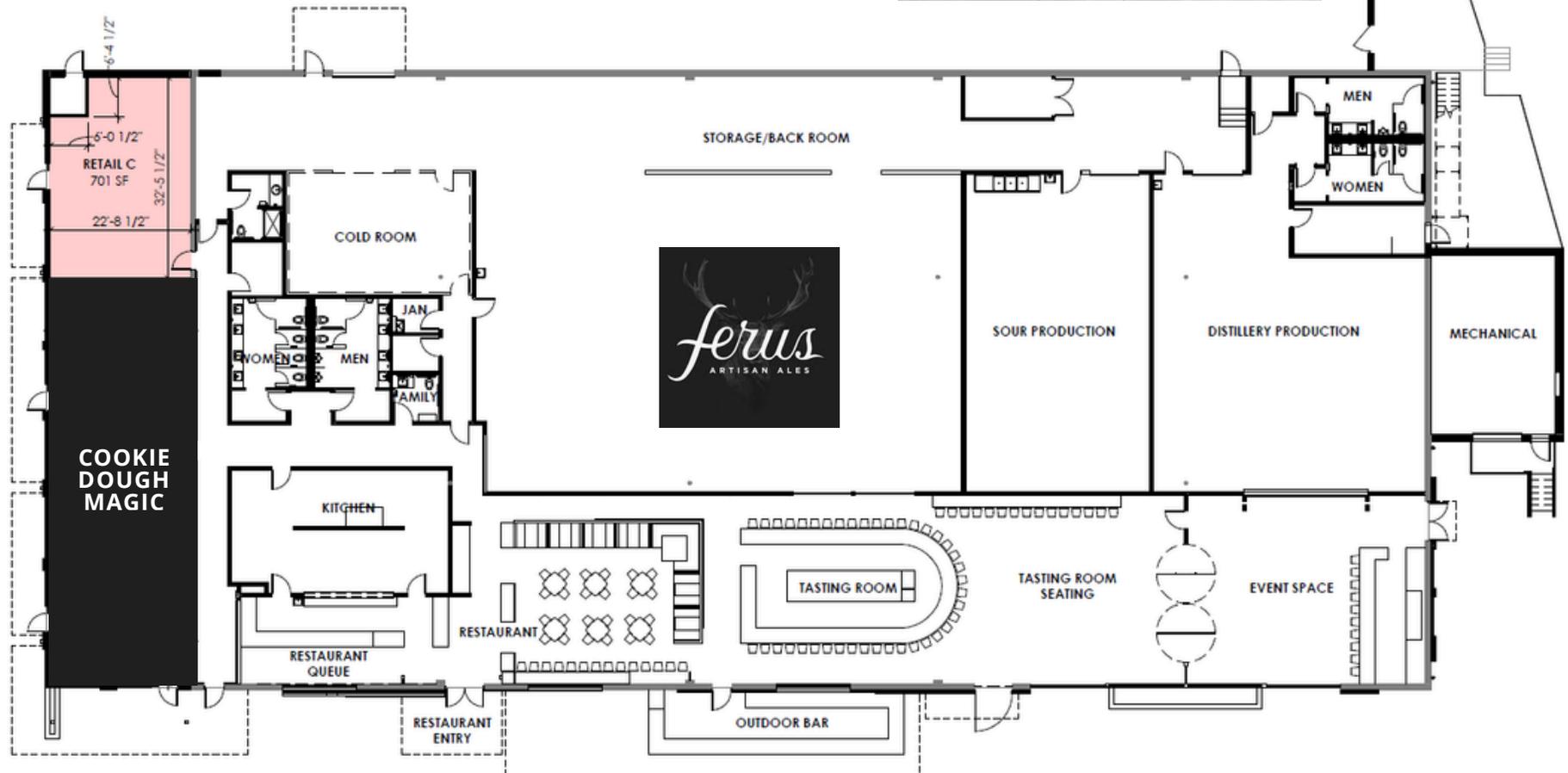


BRANDON CAIN
 205.994.1536
 bcain@retailspecialists.com

FLOOR PLAN



**101 BEECH
RETAIL C
701 SF**



COMMITTED TENANTS

A THRIVING DOWNTOWN DESTINATION FOR DINING, RETAIL & ENTERTAINMENT

The Downtown Trussville Entertainment District features a dynamic mix of restaurants, breweries, retail shops, and entertainment venues that attract visitors from across the Birmingham metro area. Anchored by popular local dining concepts, specialty retail, and year-round community events, the district has become a vibrant gathering place for residents and visitors alike.



Dining & Beverage Highlights

- **Ferus Artisan Ales** – Popular craft brewery, distillery, and restaurant with large indoor and outdoor gathering spaces
- **Mr. West's Asian Kitchen** – Asian street food–inspired restaurant and cocktail bar
- **Pinchgut Pies** – Local favorite known for creative artisan pizzas
- **Umami Trussville** – Asian fusion dining featuring sushi, ramen, and a tiki bar concept
- **Corbeau Wine Bar** – Wine bar offering curated selections and small plates
- **Trussville Social** – Casual restaurant and entertainment venue with games and gathering space
- **Cookie Dough Magic** – Edible cookie dough dessert shop

Retail & Fitness

- **Magnolia Soap and Bath Co.** – Handmade bath and body products
- **Hattie's Toyland** – Classic toy store and family destination
- **True40 Studio** – Fitness studio featuring low impact, high intensity fusion workouts