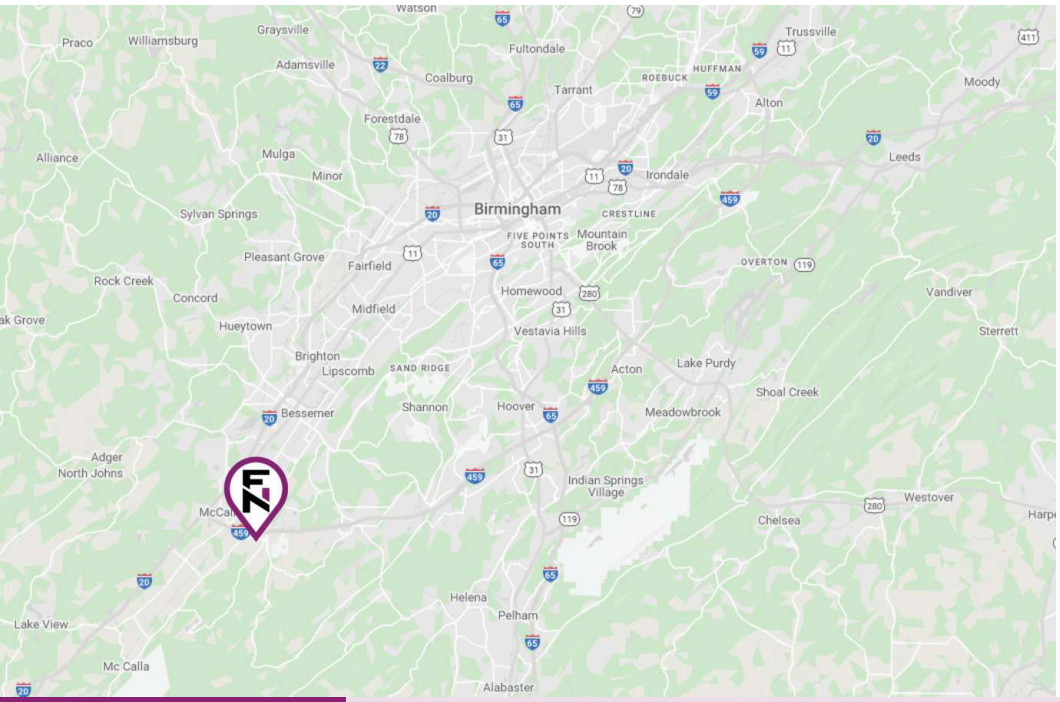
TANNEHILL PROMENADE

4889 Promenade Parkway, Bessemer, AL 35022

FIRST NATIONAL REALTY PARTNERS





HIGHLIGHTS

MSA	Birmingham
COUNTY	Jefferson
GLA	310,872
ACRES	40.98
PARKING	1,402

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	3,719	16,896	38,084
	1,541	6,911	15,490
	$87,355	$91,997	$89,006

PROPERTY FEATURES

- Tannehill Promenade is a 310,872 SF shopping center anchored by a 45,600 SF Publix grocery store.
- The property is situated in a densely populated retail corridor approximately 20 miles southwest of downtown Birmingham.
- Located at the intersection of I-459 and Eastern Valley Rd, Tannehill Promenade offers excellent visibility to the combined traffic counts of over 86,000 VPD
- With population over 72,000 people and the average household income over $93,000 within a 7 mile radius of the center, the area boasts a healthy demographic profile.
- High quality, essential operating, daily needs national tenants including Burlington, Ross, Michaels, PetSmart, TJMaxx, Five Below and America's Best.

PROPERTY WEBSITE

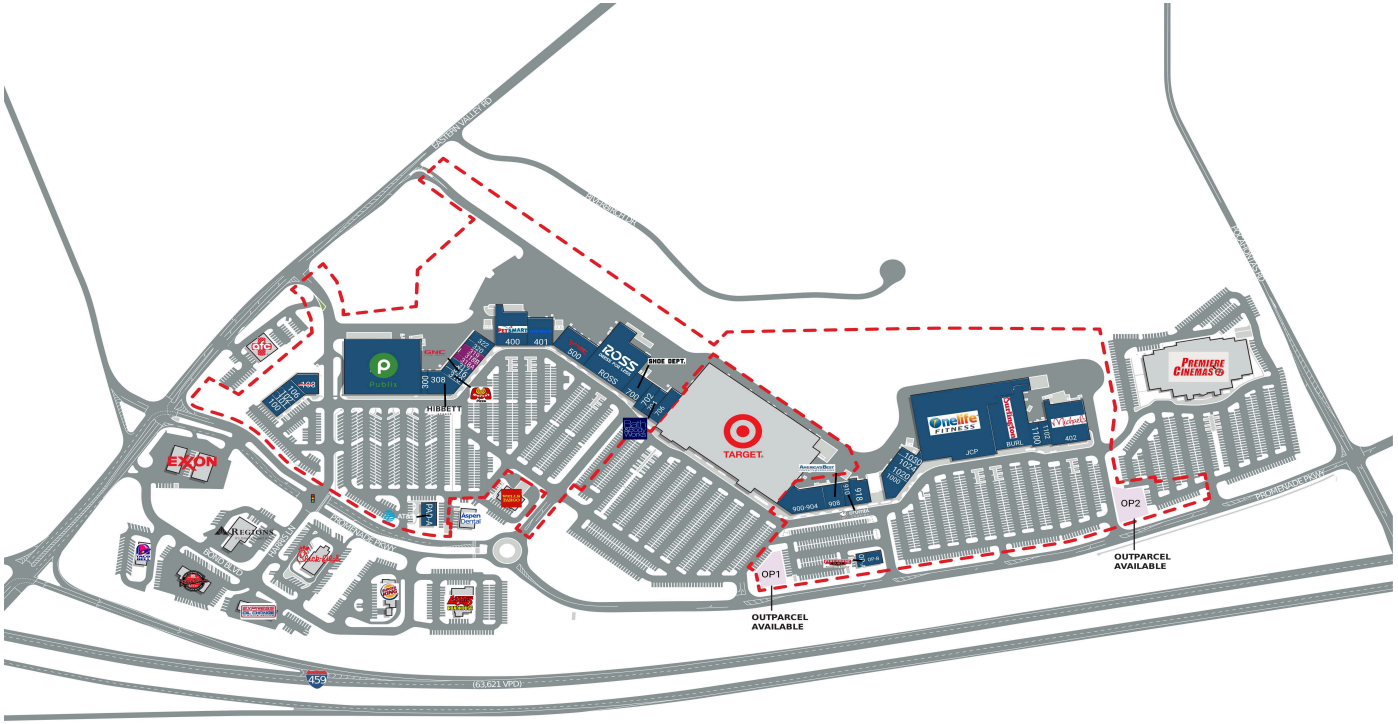
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SUITE	TENANT NAME	SF
BURL	Burlington	25,357
JCP	Onelife Fitness	57,455
OP-A	Firehouse Subs	1,946
OP-B	Tazikis Mediterranean Cafe	2,664
OP1	**OUTPARCEL AVAILABLE**	
OP2	**OUTPARCEL AVAILABLE**	
PAD-A	AT&T	4,000
PBLX	Publix	45,600
ROSS	Ross	25,000
100	McAlister s Deli	3,500
101	Brows Threading and Waxing	1,006
102	Supercuts	1,400
106	Model Nails	3,000
108	Mattress Firm	4,086
300	GameStop	1,600
308	Hibbett Sports	6,478
310	Marco's Pizza	2,000
316	GNC	1,400
317	Great Clips	1,360
318A	**Available**	**1,440**
318B	**Available**	**2,000**
319	**Available**	**1,600**
320	Sally Beauty Supply	1,591
322	True Dermatology	2,382
400	PetSmart	11,970
401	Five Below	9,012
402	Michael's	16,999
500	T.J. Maxx	21,165
700	Shoe Dept.	5,200
702	Kay Jewelers	2,500
704	Bath & Body Works	3,035
706	Maurices	5,000
900-904	Aaron's	10,989
908	America's Best	4,640
910	Crumbl Cookies	2,074
918	Habanero's Mexican Grill	4,500
1000	Ninja Japanese	4,861
1020	US Armed Forces	2,400
1024	Millennium Physical Therapy	2,800
1030	Royal Tobacco	2,000
1100	Oxmoor Valley Orthodontics	2,462
1102	Premier Martial Arts	2,400

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

PROPERTY WEBSITE

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