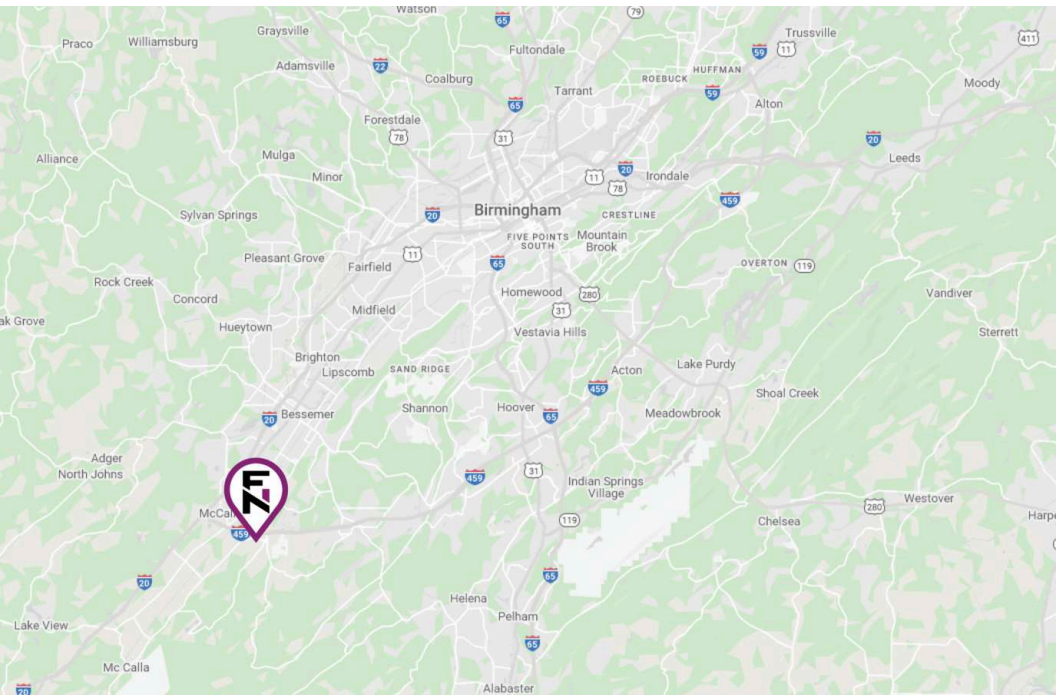


TANNEHILL PROMENADE

4889 Promenade Parkway, Bessemer, AL 35022



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

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com

fnrpusa.com

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■ AVAILABLE □ AVAILABLE SOON ■ LEASED □ NAP (NOT A PART)

| 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 | |
| OP3 | OUTPARCEL AVAILABLE | |
| PAD-A | AT&T | 4,000 |
| PAD1 | Available | |
| 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 |



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