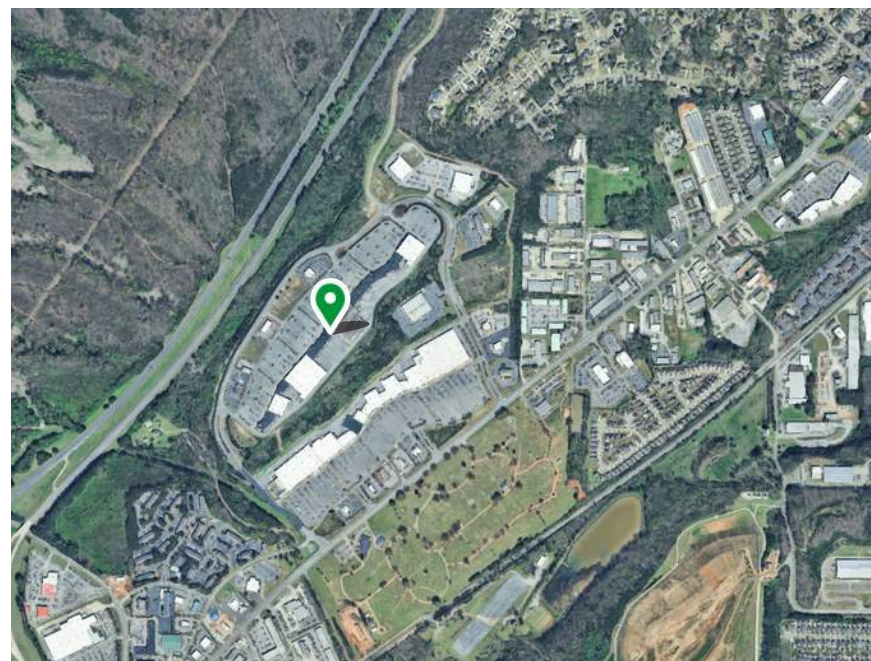


Pinnacle at Tutwiler Farms - Outparcels

5036 Pinnacle Square | Trussville, AL 35235





AVAILABILITY

OUTPARCELS:
1.06 - 2.23 ACRES

CONTACT

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080

PROPERTY OVERVIEW

- Premier outparcel properties in Trussville's busiest retail corridor
- Surrounded by top national retailers: Best Buy, Belk, Dollar Tree, Target, Home Depot, TJ Maxx, Academy
- High visibility and foot traffic from adjacent anchors
- Access to sewer
- All utilities are at or nearby site
- C2 Zoning

TRAFFIC COUNTS

HWY 11

33,397 VPD

SURROUNDING TENANTS



Pinnacle at Tutwiler Farms - Outparcels

5036 Pinnacle Square | Trussville, AL 35235

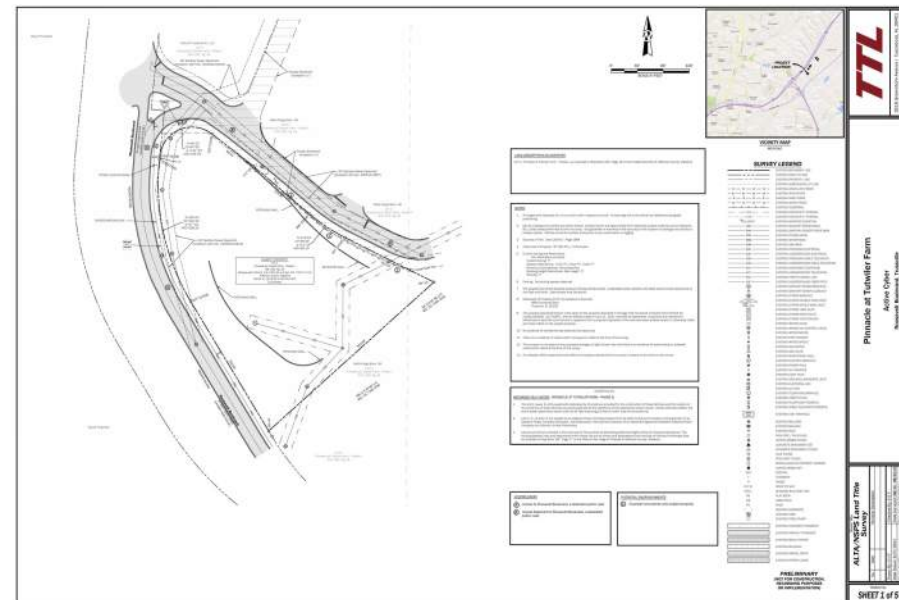
**FOR SALE/BTS/
GROUND LEASE**



Lot 1



Lot	Size (Acres)	Size (SF)	\$ PSF	Purchase Price
1	2.23	97,139	\$ 10.00	\$ 971,388
3C	1.06	46,174	\$ 12.00	\$ 554,083
6	2.09	91,040	\$ 12.00	\$ 1,092,484



Pinnacle at Tutwiler Farms - Outparcels

5036 Pinnacle Square | Trussville, AL 35235

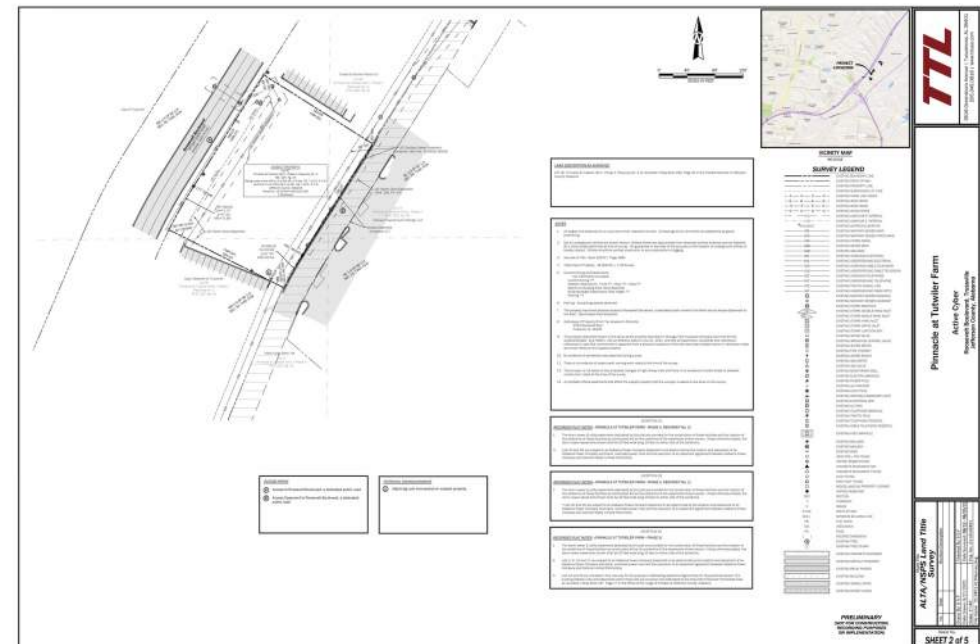
**FOR SALE/BTS/
GROUND LEASE**



Lot 3C

PINNACLE
TUTWILER FARM

Lot	Size (Acres)	Size (SF)	\$ PSF	Purchase Price
1	2.23	97,139	\$ 10.00	\$ 971,388
3C	1.06	46,174	\$ 12.00	\$ 554,083
6	2.09	91,040	\$ 12.00	\$ 1,092,484



Pinnacle at Tutwiler Farms - Outparcels

5036 Pinnacle Square | Trussville, AL 35235

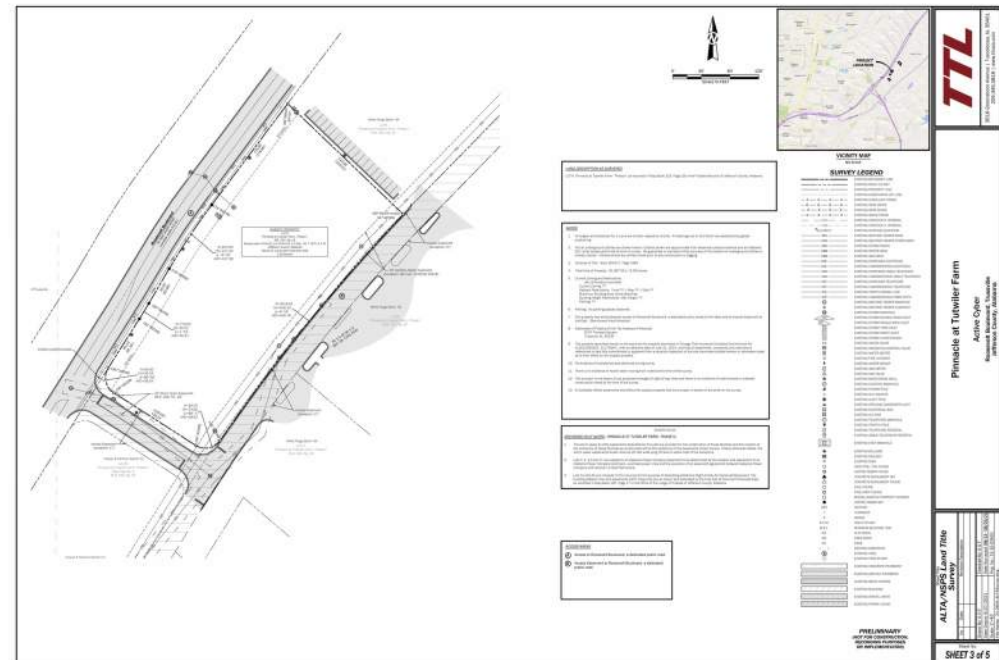
**FOR SALE/BTS/
GROUND LEASE**



Lot 6

PINNACLE
TUTWILER FARM

Lot	Size (Acres)	Size (SF)	\$ PSF	Purchase Price
1	2.23	97,139	\$ 10.00	\$ 971,388
3C	1.06	46,174	\$ 12.00	\$ 554,083
6	2.09	91,040	\$ 12.00	\$ 1,092,484



TTL

Pinnacle at Tutwiler Farm
Active Cycle

ALTA/ACIS Land Title
Survey
SHEET 3 of 5

Pinnacle at Tutwiler Farms - Outparcels

5036 Pinnacle Square | Trussville, AL 35235

**FOR SALE/BTS/
GROUND LEASE**





The
Retail
Companies

1841 Montclair Lane, Suite 102
Birmingham, AL 35216
205.823.3030

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080