

3,000 SF AVAILABLE FOR SUBLEASE

# FORMER IRONSTONE TRUSSVILLE

5445 PATRICK WAY - TRUSSVILLE, AL 35235

PROPERTY FOR SUBLEASE



205.823.3030  
TheRetailCompanies.com



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**CALL FOR PRICING**

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**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
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AERIAL



## QUICK FACTS

- Located along Trussville’s most active retail corridor
- National tenants nearby include Stein Mart, Publix, AMC Theaters, and many others
- Direct visibility from Highway 31 (37,020 VPD)
- Ample, well-lit parking field with excellence co-tenancy

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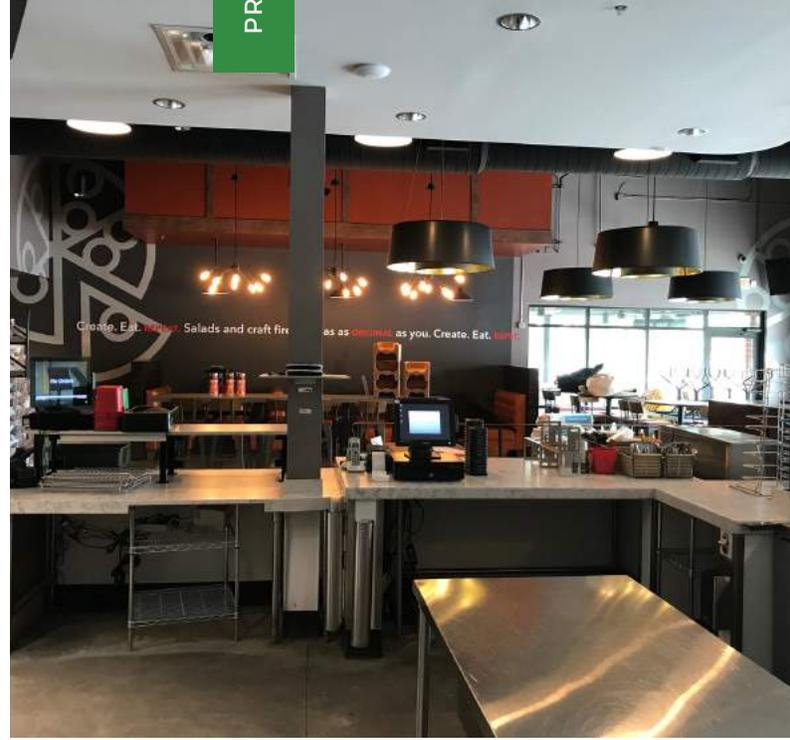
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## PHOTOS



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,166	32,556	80,381
2010 Population	3,199	36,611	88,270
2018 Population	3,058	37,227	89,716
2023 Population	3,042	37,643	90,640
2000-2010 Annual Rate	0.10%	1.18%	0.94%
2010-2018 Annual Rate	-0.54%	0.20%	0.20%
2018-2023 Annual Rate	-0.10%	0.22%	0.21%
2018 Male Population	47.3%	46.6%	46.5%
2018 Female Population	52.7%	53.4%	53.5%
2018 Median Age	46.6	38.1	37.2
<b>Median Household Income</b>			
2018 Median Household Income	\$77,915	\$59,825	\$55,469
2023 Median Household Income	\$84,221	\$65,221	\$60,538
2018-2023 Annual Rate	1.57%	1.74%	1.76%
<b>Average Household Income</b>			
2018 Average Household Income	\$105,992	\$75,921	\$70,489
2023 Average Household Income	\$113,151	\$84,062	\$78,857
2018-2023 Annual Rate	1.32%	2.06%	2.27%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$44,879	\$29,542	\$27,030
2023 Per Capita Income	\$48,059	\$32,697	\$30,204
2018-2023 Annual Rate	1.38%	2.05%	2.25%

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