

FOR LEASE: 12,572 SF

The Shoppes of Pell City

613 Martin Street N, Pell City, AL 35125



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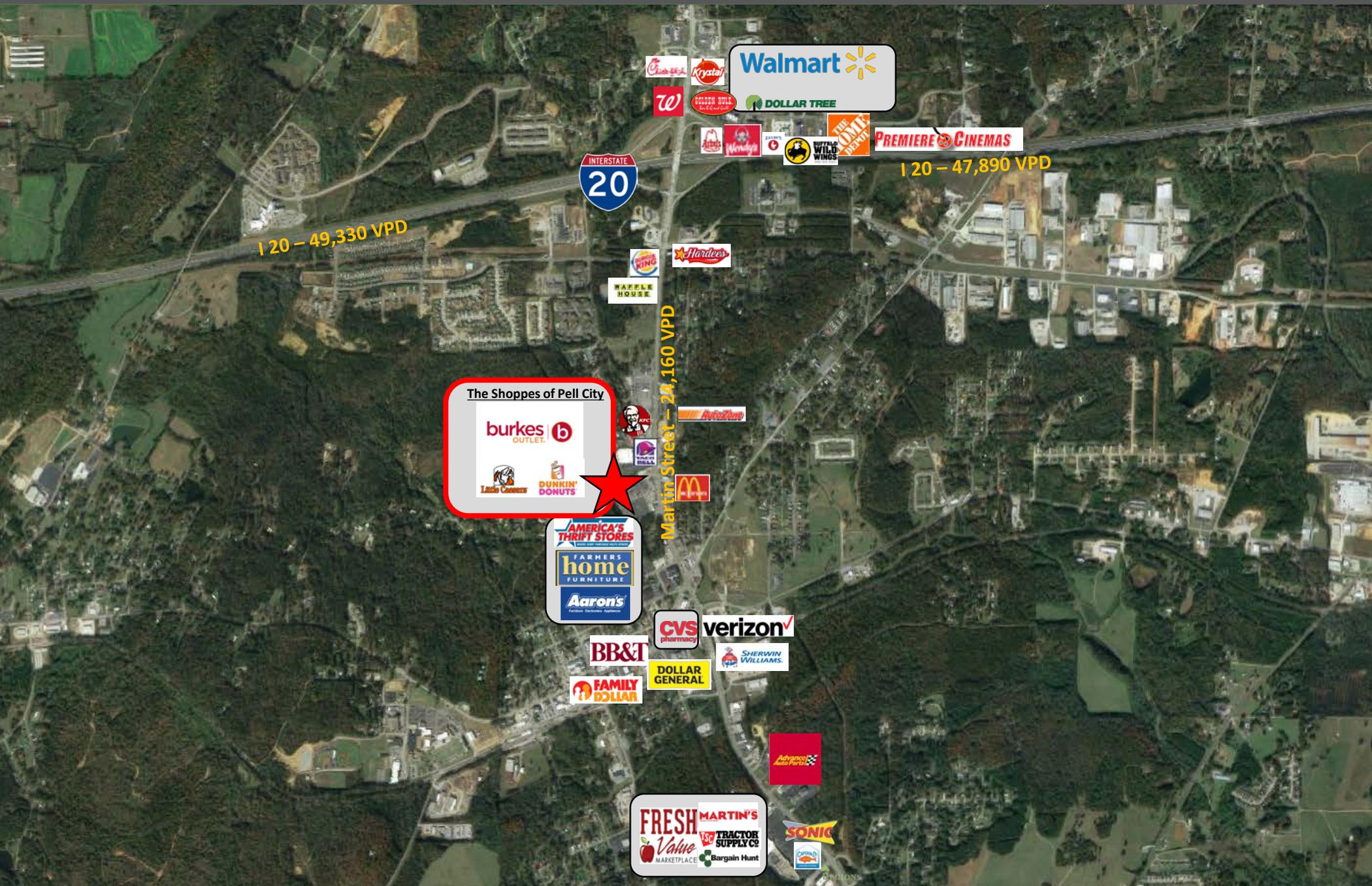
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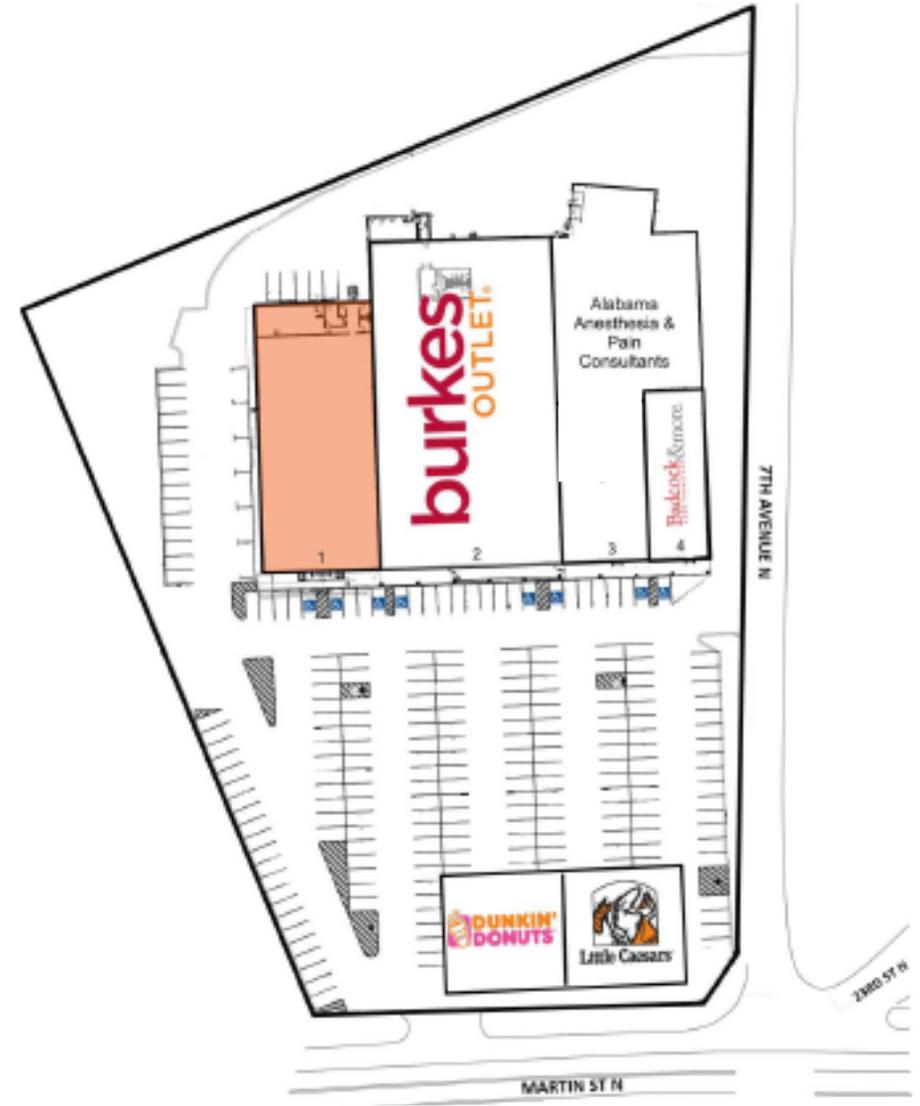
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- 12,572 SF Jr. Box available adjacent to Burkes Outlet and Badcock Furniture.
- Close Proximity to Logan Martin Lake and Talladega Super Speedway
- Prime location along the main retail corridor on Martin Street in Pell City
- Excellent visibility with ample well lit, drive-up parking
- Located in one of fastest growing communities in Alabama
- Pylon signage available



DISTANCE	POPULATION	AVG HH INCOME
3 MILE	10,609	\$53,093
5 MILES	18,704	\$57,375
10 MILES	44,189	\$61,203

TRAFFIC COUNTS: 24,160 vpd

1	Available	12,572
2	Burkes Outlet	20,000
3	Alabama Anesthesia & Pain Consultants	4,000
4	Badcock Home Furniture	16,500