

# ALDI EXCESS LAND

# FOR SALE

113 SIMMSVILLE ROAD, ALABASTER, AL 35007

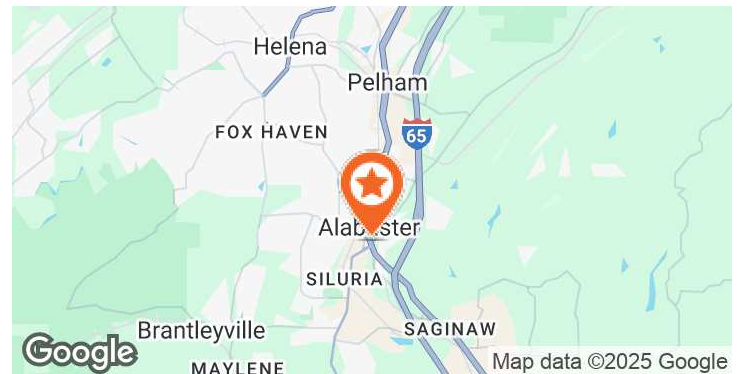


## LOCATION DESCRIPTION

Alabaster serves as the retail hub for the suburbs along I-65 and Hwy 31. This trade area is rapidly growing with new development quickly adding to the existing GLA. This site neighbors Aldi along Hwy 31 and gives quick access to the nearby rooftops as well as a regional pull via I-65.

## PROPERTY HIGHLIGHTS

- 0.94 usable acres neighboring Aldi
- Easy access to Hwy 31 (32,996 VPD) and close proximity to I-65
- Neighbors the new District 31 retail development with existing Alabaster retail in close proximity
- Site is rough graded with offsite detention and utilities



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	35,998	68,814	93,379
DAYTIME POPULATION	32,522	61,627	83,824
HOUSEHOLDS	13,069	24,972	34,213
AVERAGE HH INCOME	\$112,854	\$117,515	\$119,493



**WILL VICKERY**

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# Alabaster, Alabama

Major Retail