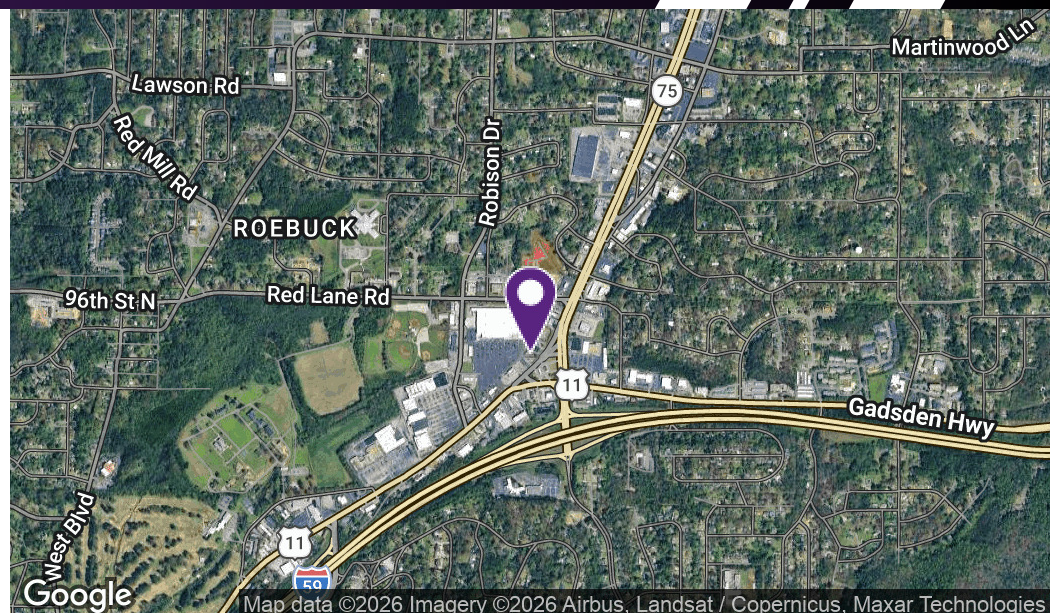
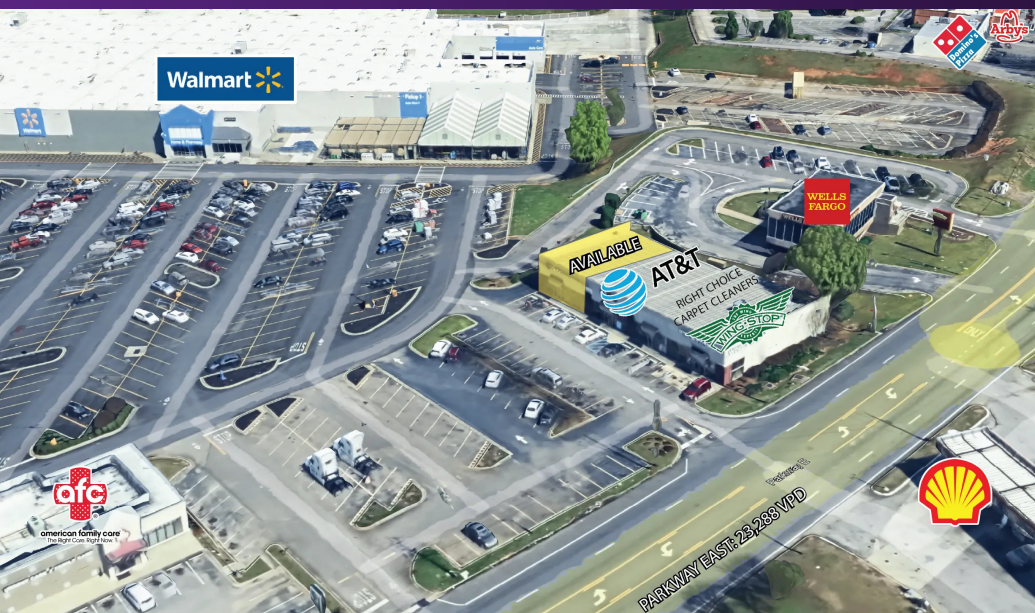


# ROEBUCK CROSSING

## 9256 PARKWAY EAST, BIRMINGHAM, AL 35206



### PROPERTY HIGHLIGHTS

- 2,800 SF Endcap Available for Lease
- Co-tenants include Wingstop and AT&T
- Shadow-anchored by Walmart Supercenter
- Excellent access to I-20/59 with traffic counts exceeding 61,000 VPD
- Strong visibility along Parkway East with over 23,000 VPD

### OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	2,800 SF
Building Size:	10,235 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,551	19,533	48,857
Total Population	6,112	44,538	106,990
Average HH Income	\$51,334	\$48,063	\$51,125

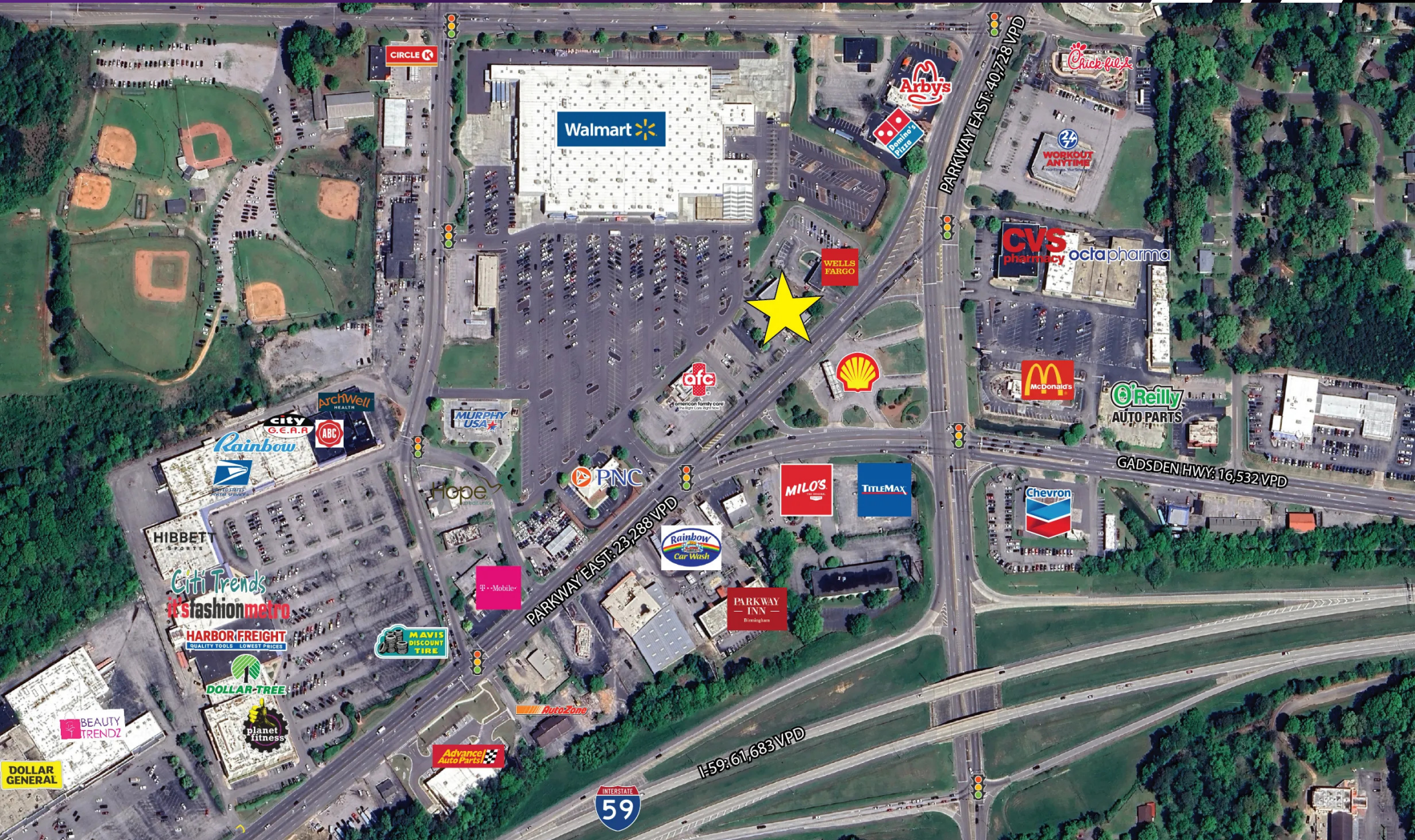
# ROEBUCK CROSSING

## 9256 PARKWAY EAST, BIRMINGHAM, AL 35206



# ROEBUCK CROSSING

9256 PARKWAY EAST, BIRMINGHAM, AL 35206



# ROEBUCK CROSSING

9256 PARKWAY EAST, BIRMINGHAM, AL 35206



**afc**  
american family care  
The Right Care. Right Now.™

**AVAILABLE**  
**AT&T**  
RIGHT CHOICE  
CARPET CLEANERS

**WELLS FARGO**

**PARKWAY EAST: 23,288 VPD**

Stephanie Hill Director 205.271.7228 shill@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



# ROEBUCK CROSSING

## 9256 PARKWAY EAST, BIRMINGHAM, AL 35206

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,112	44,538	106,990
Average Age	38.4	38.2	37.7
Average Age (Male)	38.4	35.1	34.1
Average Age (Female)	38.7	39.6	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,551	19,533	48,857
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$51,334	\$48,063	\$51,125
Average House Value	\$127,764	\$111,659	\$128,413

2020 American Community Survey (ACS)

