

WALMART SHADOW CENTER SPACE AVAILABLE

1635 PEDIATRIC DRIVE, JASPER, AL 35501



PROPERTY HIGHLIGHTS

- Walmart shadow-anchored center with shared access off Hwy 78 (±27,613 VPD), driving consistent daily traffic and cross-shopping
- Serves as a primary retail destination for Walker County, drawing from a broad surrounding trade area with limited competing inventory
- Recently redeveloped and renovated (2024) with new tenancy including T-Mobile and Jersey Mike's Subs
- Opportunity to backfill into an established center with renewed momentum following recent redevelopment and tenant additions
- Ample on-site parking with convenient storefront access, supporting high-frequency, convenience-driven visits
- Two non-contiguous retail suites available
- Pylon signage available providing strong visibility along Hwy 78

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Total Available SF:	2,048 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 3	Call for Pricing	1,024 SF
Suite 4	Call for Pricing	1,024 SF

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Director
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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.

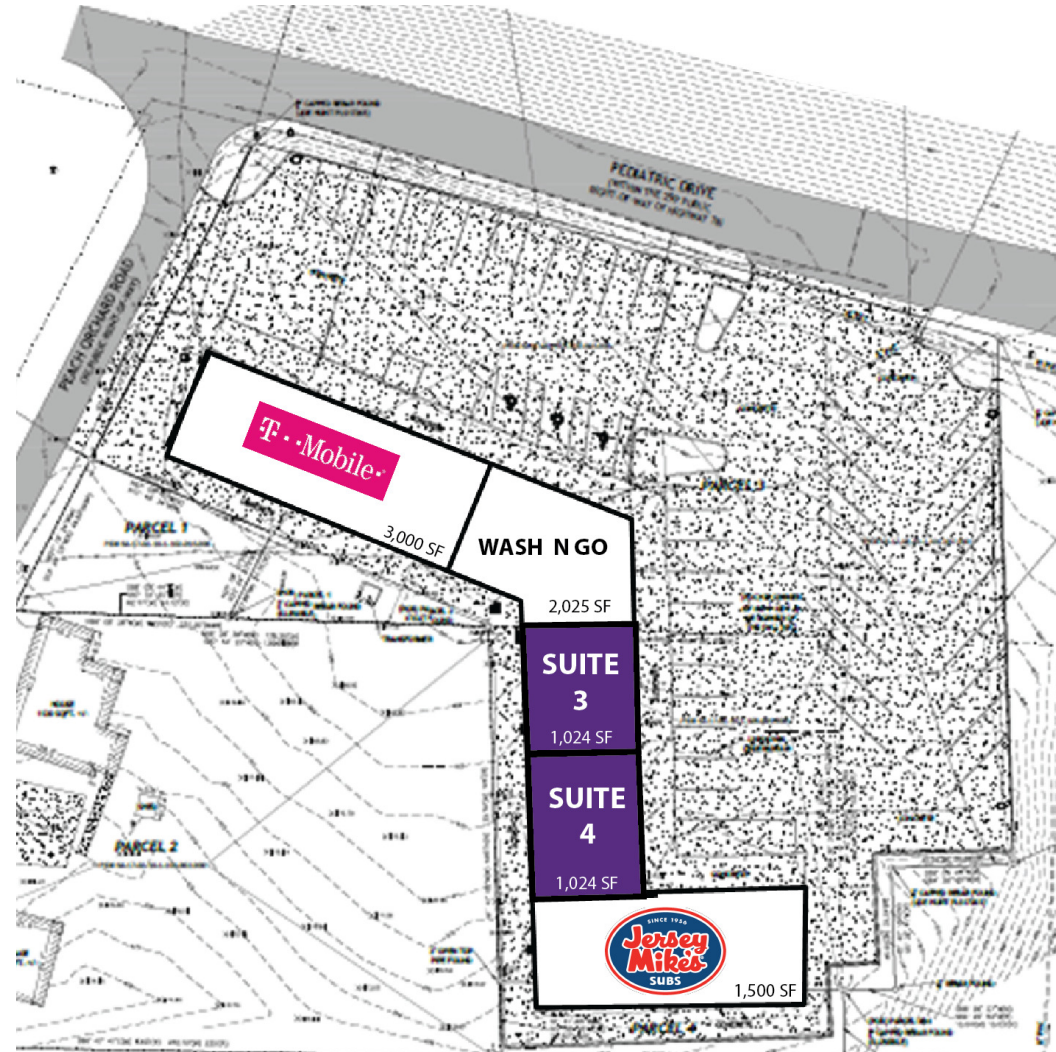


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Suite 1	T-Mobile	3,000 SF	Call for Pricing
Suite 2	Wash N Go	2,025 SF	Call for Pricing
Suite 3	Available	1,024 SF	Call for Pricing
Suite 4	Available	1,024 SF	Call for Pricing
Suite 5	Jersey Mike's	1,500 SF	Call for Pricing



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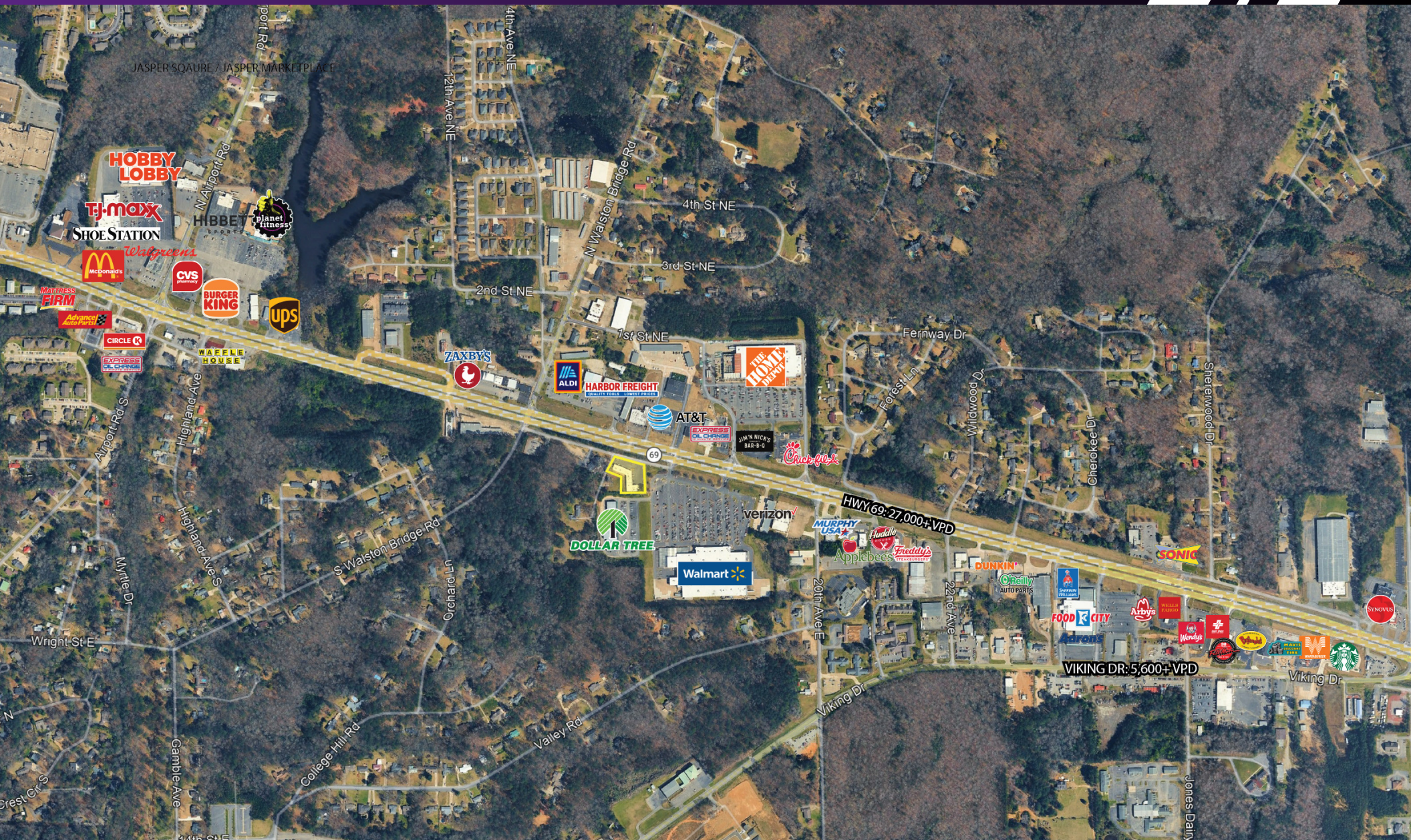
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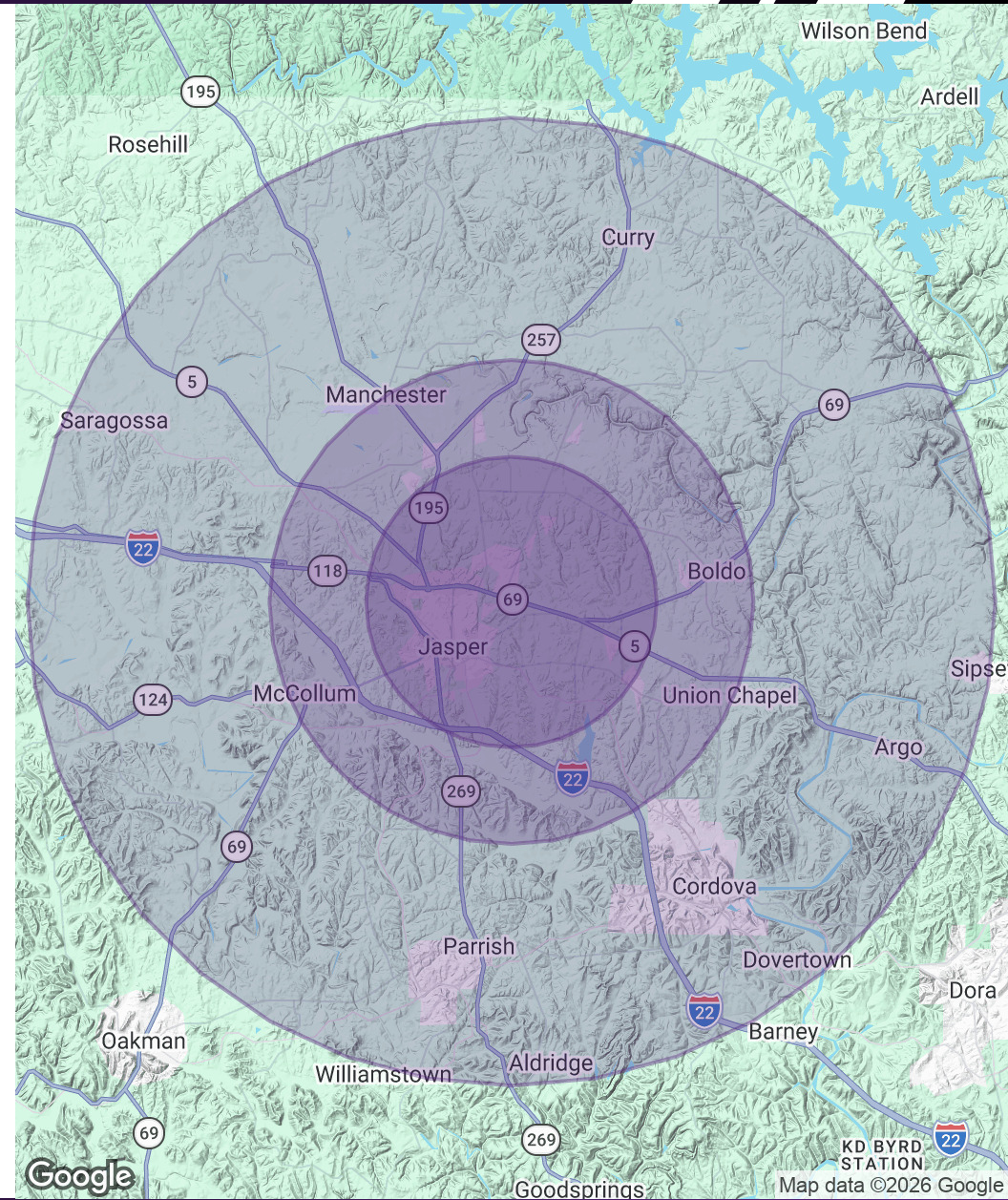


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,975	21,254	40,067
Average Age	40.9	41.1	42.2
Average Age (Male)	39.8	40.2	41.0
Average Age (Female)	40.1	40.4	41.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,487	7,806	14,982
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$77,589	\$78,617	\$72,304
Average House Value	\$245,369	\$211,282	\$161,051
<i>2023 American Community Survey (ACS)</i>			



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