

FOR LEASE



MIDFIELD PLAZA

40 Phillips Drive, Midfield, AL 35211

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HIGH VISIBILITY RETAIL SPACE OFF BESSEMER HWY & BY WILLIAMS SR DR

HIGHLIGHTS

- Spaces currently available
- $\pm 3,000$ SF, $\pm 3,000$ SF, $\pm 2,000$ SF, $\pm 1,000$ SF, $\pm 1,000$ SF
 - Lease Rate: \$10.00/SF + CTI
- $\pm 22,600$ SF - Lease Rate: \$6/SF + CTI
- Highly visible location on Bessemer Super Highway (18,504 VPD)
- 1.2 million visits to the center over last 12 months (March 2024-Feb 2025).
- Shopping center is anchored by Piggly Wiggly.

PROPERTY DETAILS

- 40 Phillips Drive
Midfield, AL 35211
- Property Type: Retail
- Lease Rates: \$6 - \$10/SF

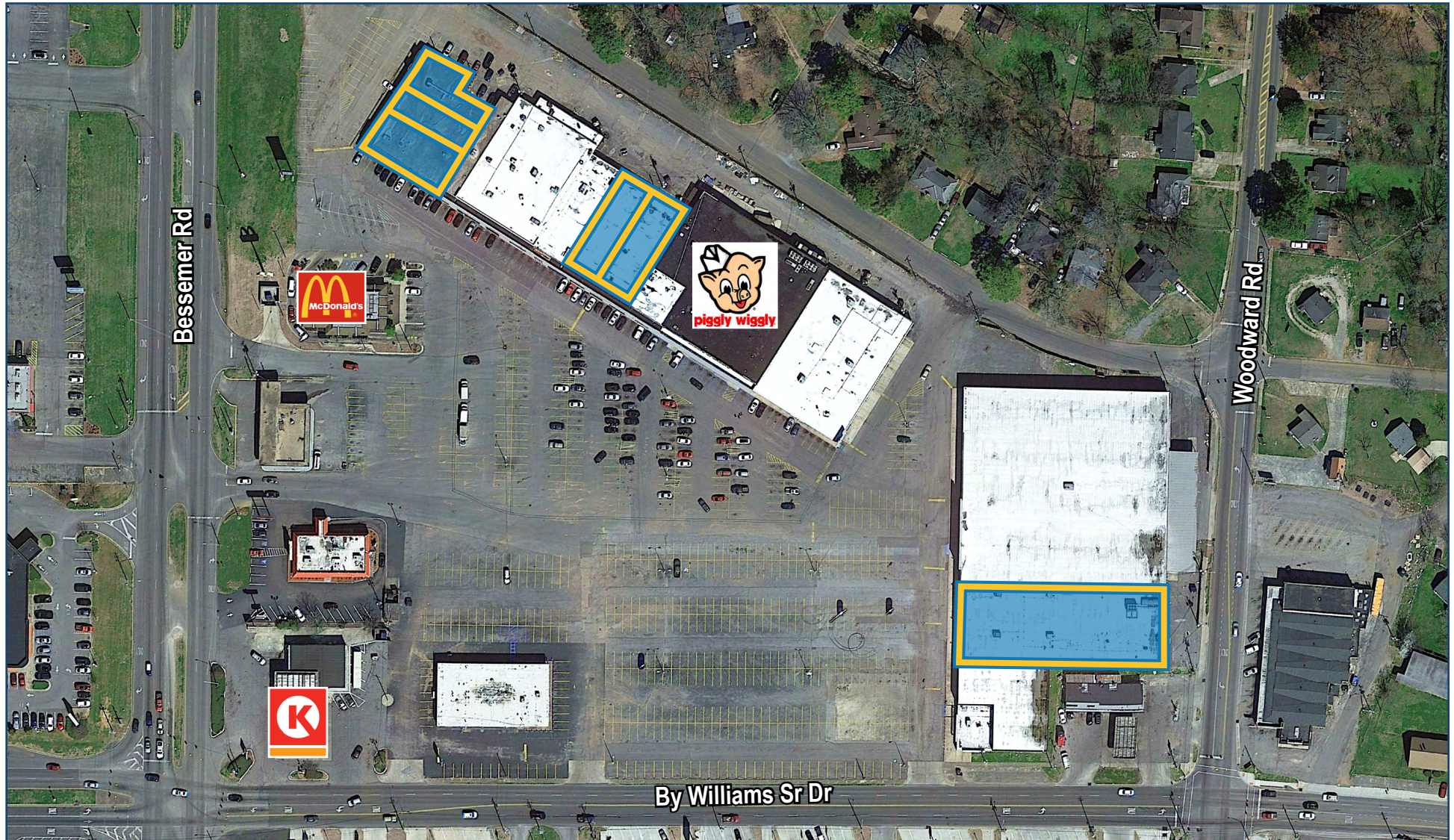


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SITE AERIAL



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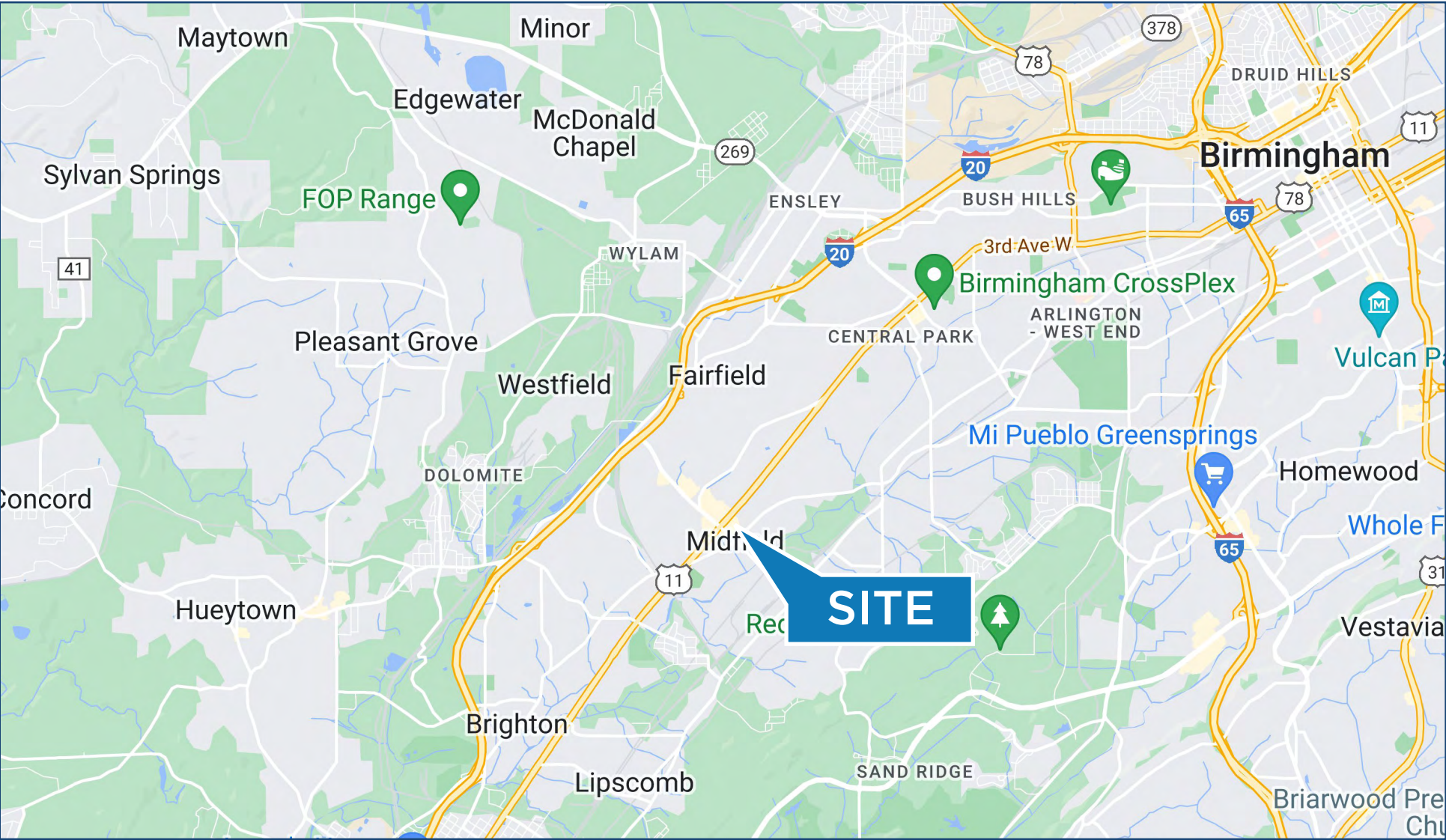
AREA AERIAL



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LOCATION MAP





DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>
2023 Population	7,289	42,350
2028 Pop Projected	7,826	45,017
Pop Growth '23 - '28	7.37%	6.30%
Median Age	40.50	39.10
2023 Households	3,064	17,250
2028 HH Projected	3,285	18,303
HH Growth '23 - '28	7.21%	6.10%
Ave HH Size	2.20	2.30
Ave HH Income	\$36,426	\$55,169

