

ROEBUCK MARKETPLACE OUTPARCELS

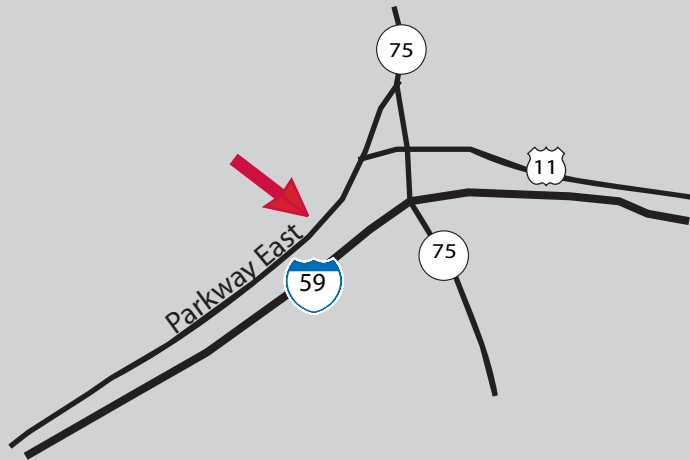
Address: 9120 Parkway East
Location: Birmingham, Alabama 35206
Size: Two Retail Pads ample for a +/-4,000 & +/-8,000 SF building

Purchase Price: Call for Pricing
Availability: Immediately

Traffic: 23,270 vehicles per day

Demographics:

Distance	Population	Median Income
1 mile	6,778	\$47,453
3 mile	46,585	\$44,299
5 mile	119,376	\$46,451



- Outparcels available - Join Rainbow Fashions, Rite-Aid, Hibbetts Sporting Goods, Citi Trends, Dollar Tree, Pizza Hut and It's Fashion Metro
- Excellent access and parking, with fascia and pylon signage available
- Highly trafficked shopping center adjacent to Wal-Mart Supercenter

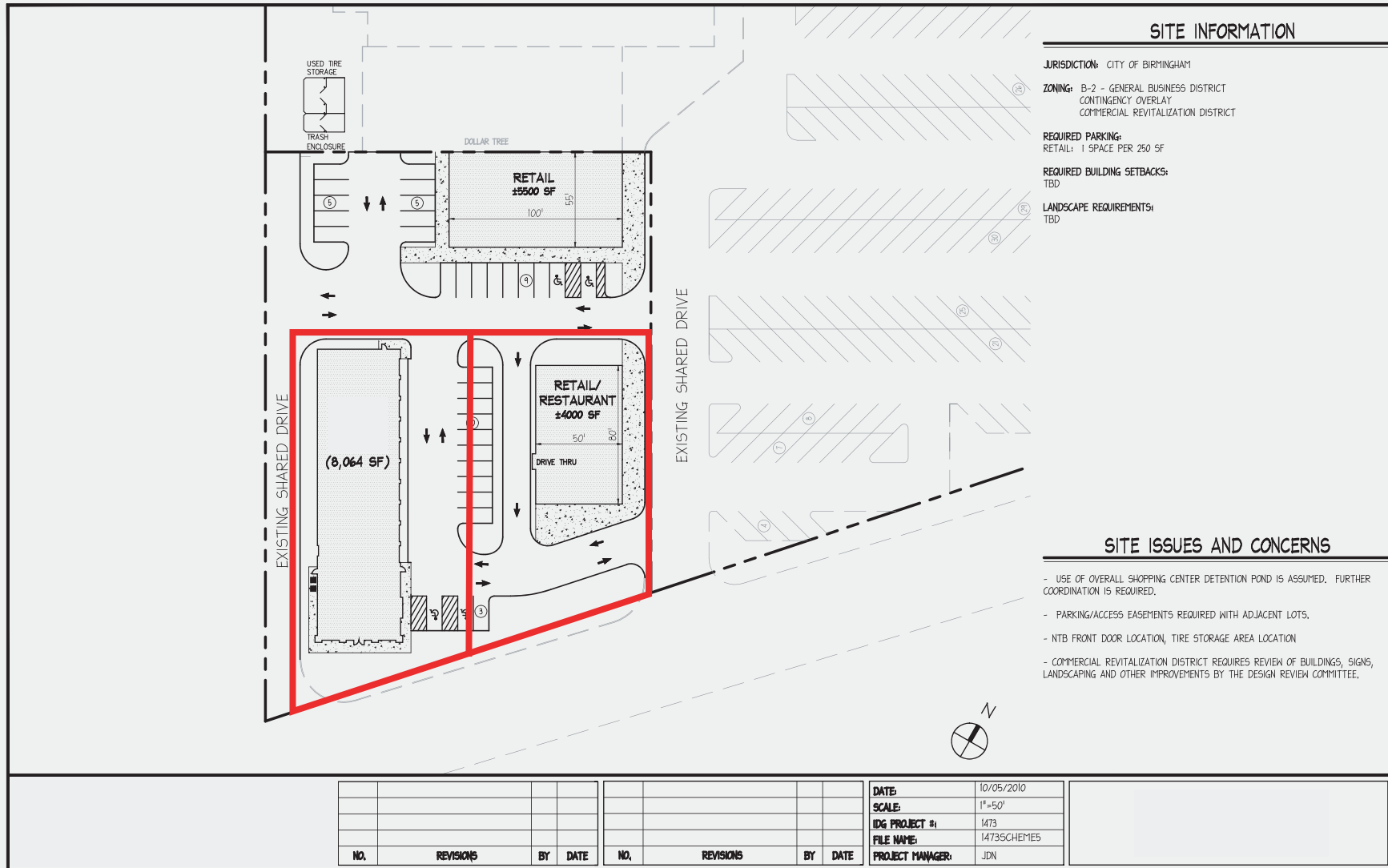


Bill Clements, CCIM
Brooks W. Corr
Post Office Box 531247
Birmingham, AL 35253
www.retailspecialists.com
info@retailspecialists.com
205.313.3676 FAX: 205.313.3677

retail specialists, inc.
commercial real estate solutions

AVAILABLE

ROEBUCK MARKETPLACE



SITE INFORMATION

JURISDICTION: CITY OF BIRMINGHAM
ZONING: B-2 - GENERAL BUSINESS DISTRICT
 CONTINGENCY OVERLAY
 COMMERCIAL REVITALIZATION DISTRICT
REQUIRED PARKING:
 RETAIL: 1 SPACE PER 250 SF
REQUIRED BUILDING SETBACKS:
 TBD
LANDSCAPE REQUIREMENTS:
 TBD

SITE ISSUES AND CONCERNS

- USE OF OVERALL SHOPPING CENTER DETENTION POND IS ASSUMED. FURTHER COORDINATION IS REQUIRED.
- PARKING/ACCESS EASEMENTS REQUIRED WITH ADJACENT LOTS.
- NTB FRONT DOOR LOCATION, TIRE STORAGE AREA LOCATION
- COMMERCIAL REVITALIZATION DISTRICT REQUIRES REVIEW OF BUILDINGS, SIGNS, LANDSCAPING AND OTHER IMPROVEMENTS BY THE DESIGN REVIEW COMMITTEE.

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

DATE:	10/05/2010
SCALE:	1"=50'
IDG PROJECT #:	1473
FILE NAME:	1473SCHEMES
PROJECT MANAGER:	JDN

AERIAL



retail specialists, inc.
commercial real estate solutions