

FOR LEASE



MIDFIELD PLAZA

40 Phillips Drive, Midfield, AL 35211

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HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC



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

HIGHLIGHTS

- $\pm 5,667$ SF (automotive), $\pm 3,000$ (2) SF, $\pm 2,000$ SF, $\pm 1,000$ SF (2)
 - Lease Rate: \$10.00/SF + CTI
- Highly visible location on Bessemer Super Highway (18,504 VPD)
- Shopping center is anchored by Piggly Wiggly and Family Dollar.

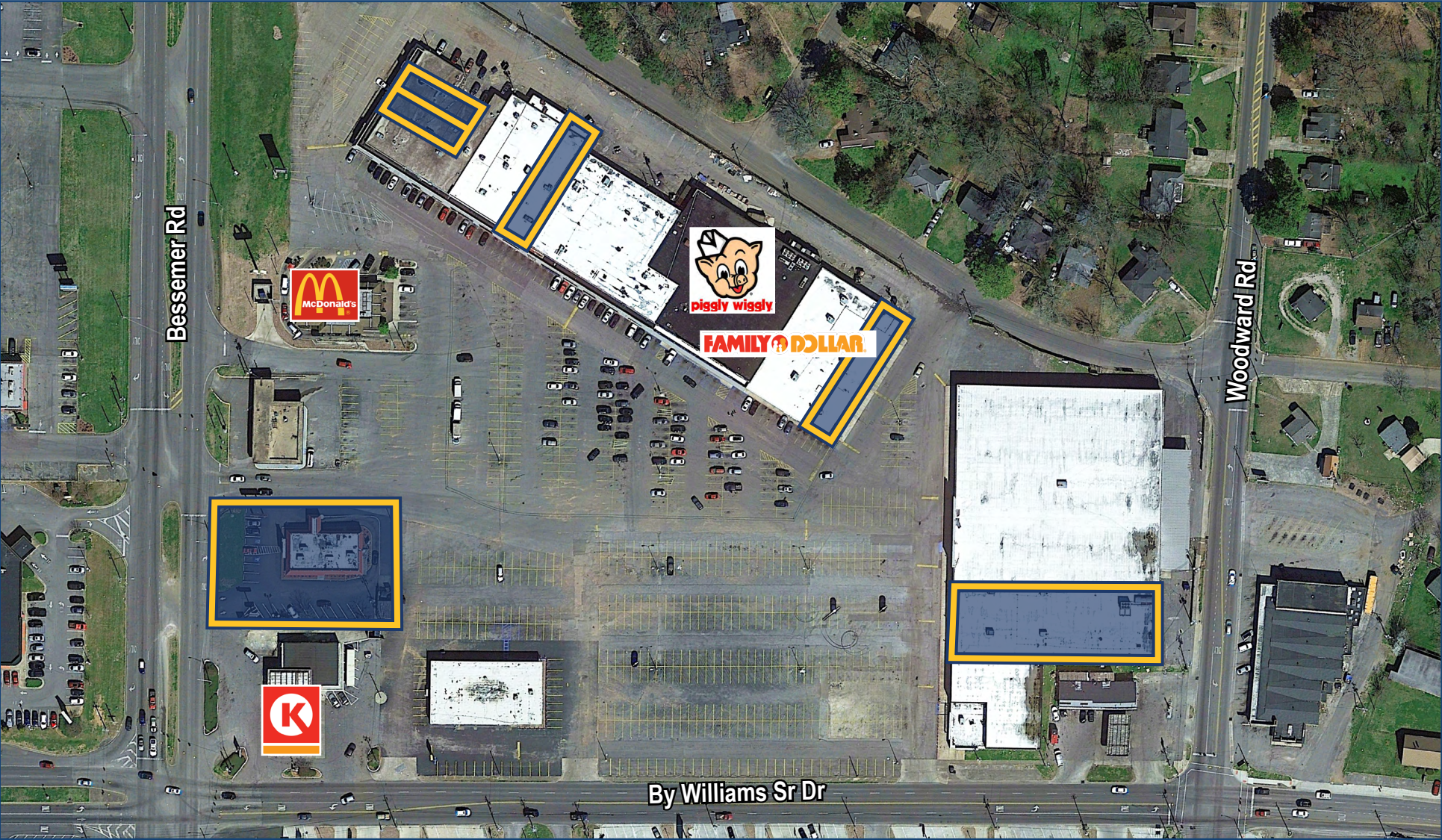
PROPERTY DETAILS

- 40 Phillips Drive Midfield, AL 35211
- Available: +/-15,667 SF
- Property Type: Retail
- Lease Rates: \$6-\$16.50/SF





SITE AERIAL

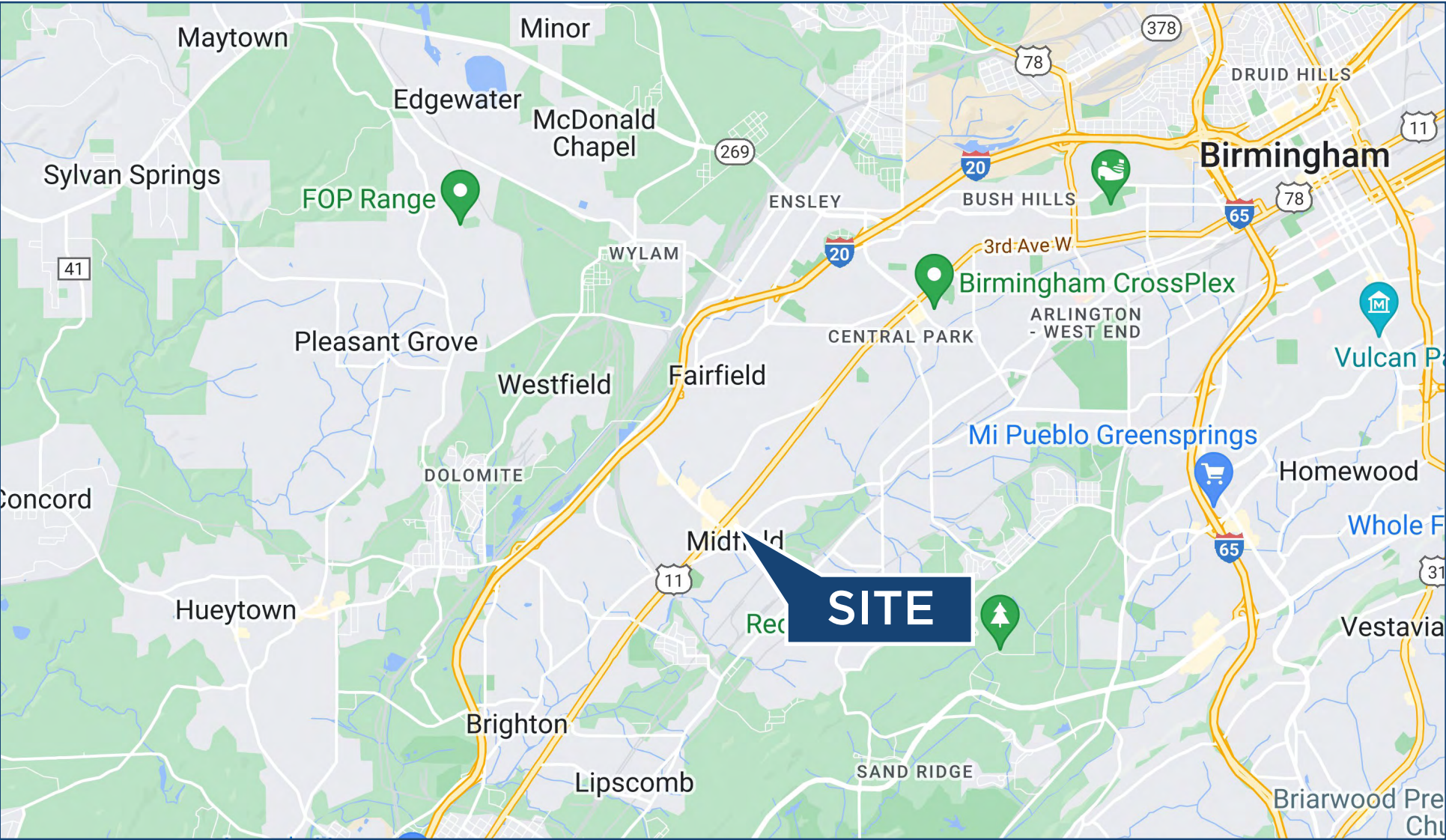




AREA AERIAL



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

