

FOR LEASE



MIDFIELD PLAZA

40 Phillips Drive, Midfield, AL 35211

Andrew Loveman, CCIM

205.380.3398 | andrew@hsccommercial.com



HYDINGER STEWART & CHEW
COMMERCIAL PROPERTIES, LLC



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

HIGHLIGHTS

- ±22,600 SF available for lease. (can be sub-divided)
 - Lease Rate: \$6.00/SF + CTI
- ±5,667 SF, ±3,000 SF, ±2,000 SF, ±1,000 SF
 - Lease Rate: \$10.00/SF + CTI
- ±3,760 SF (Former Hardee's Outparcel)
 - Lease Rate: \$16.50/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: +/-22,600 SF
- Property Type: Retail
- Lease Rates: \$6-\$16.50/SF





SITE AERIAL



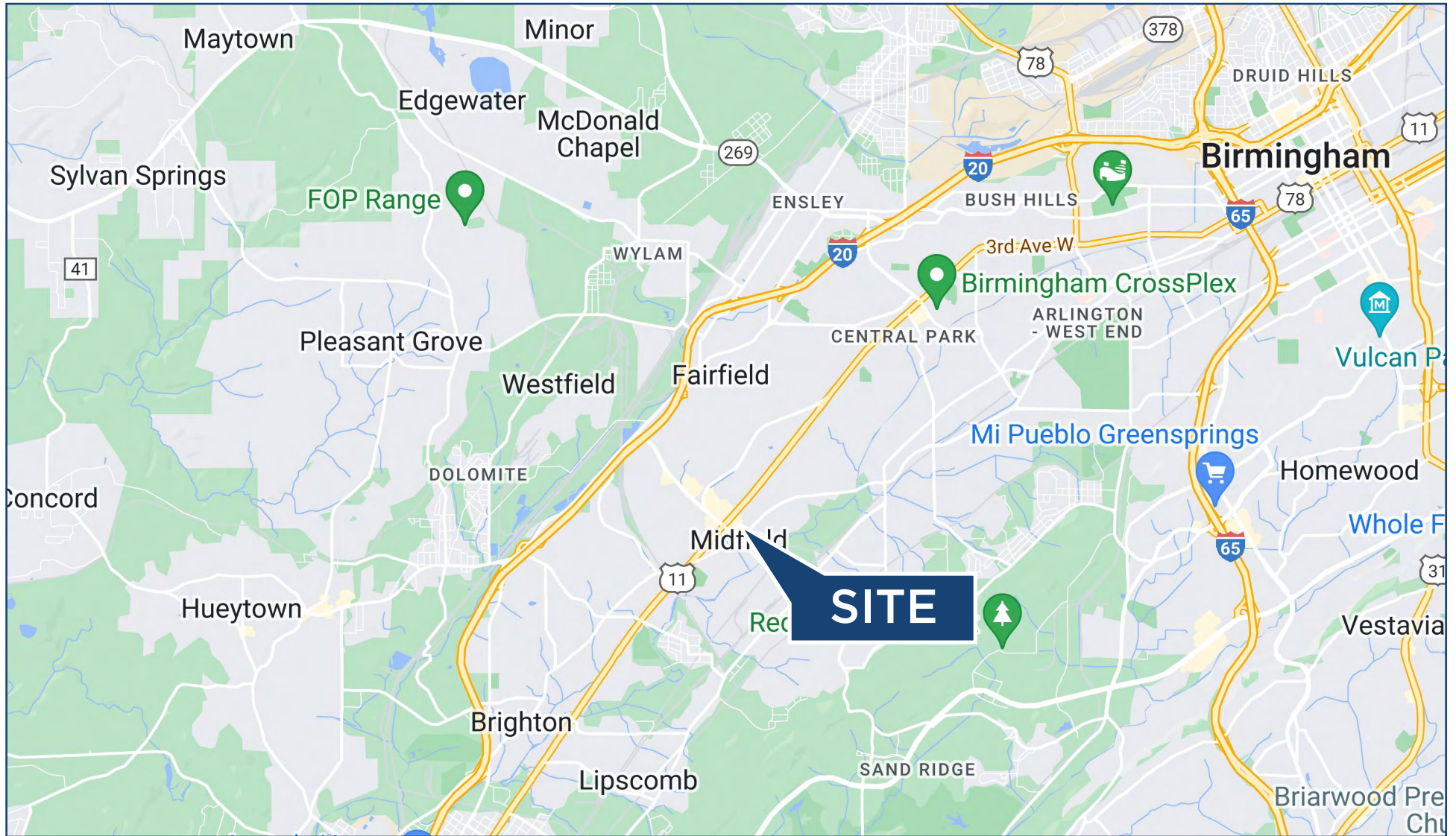


AREA AERIAL





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

