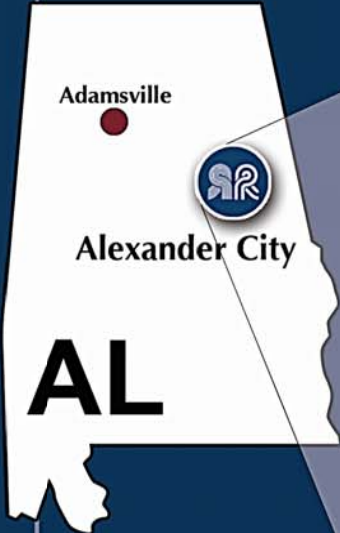


# The Marketplace

## Alexander City, AL

### US Hwy 280 Bypass & Airport Dr



- **Size:** 162,723 Sq. Ft.
- **Number of Stores:** 19
- **Location:** US Hwy 280 & Airport Dr
- **Traffic Count:** 25,230/ADT

#### DEMOGRAPHICS

|                          | Alexander City | Tallapoosa County |
|--------------------------|----------------|-------------------|
| Population               | 14,928         | 41,717            |
| Median Age               | 40.1           | 41.4              |
| Number of Households     | 6,167          | 17,102            |
| Average Household Size   | 2.30           | 2.37              |
| Median Household Income  | \$33,421       | \$35,699          |
| Average Household Income | \$46,511       | \$49,319          |
| Race:                    |                |                   |
| White                    | 68.6%          | 72.7%             |
| Black                    | 30.2%          | 26.1%             |
| Other                    | 1.2%           | 1.2%              |



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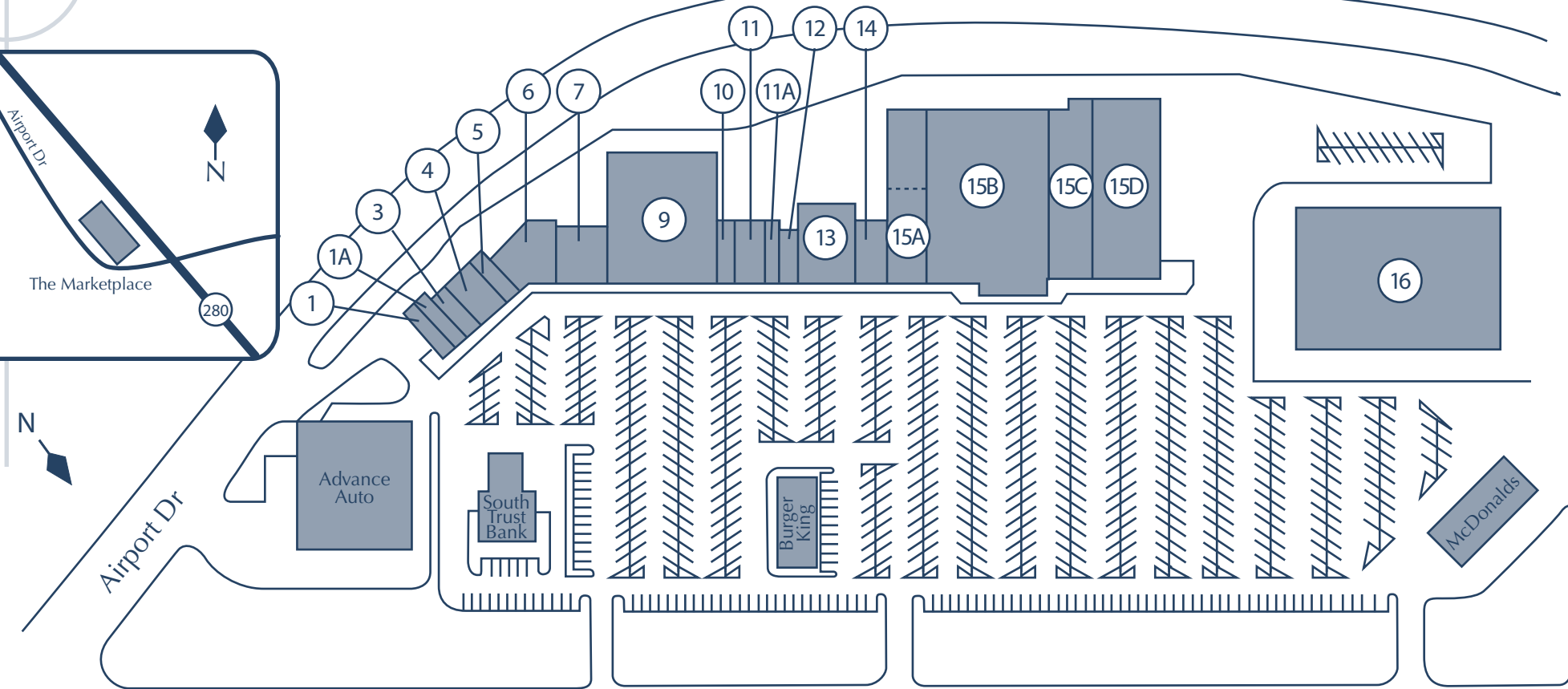
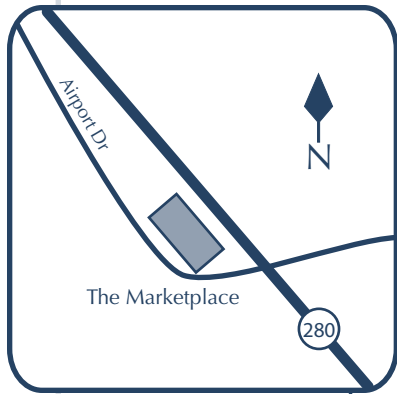


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www.regency-prop.com

# The Marketplace

Tallapoosa County  
US Hwy 280 Bypass & Airport Dr • Alexander City, Alabama 35010



US Highway 280 Bypass

## Tenants

- |   |   |
|---|---|
| (1) Domino's Pizza (1,400 Sq. Ft.)                    | (11A) Nail Place (1,105 Sq. Ft.)                |
| (1A) Advance America (1,400 Sq. Ft.)                  | (12) American Tax (1,200 Sq. Ft.)               |
| <b>(2) AVAILABLE 1,200 Sq. Ft. (20' X 60')</b>        | (13) Cato (5,850 Sq. Ft.)                       |
| (3) New China (2,400 Sq. Ft.)                         | <b>(14) AVAILABLE 2,800 Sq. Ft. (40' X 70')</b> |
| (5) Subway (1,200 Sq. Ft.)                            | (15A) Hibbett Sports (5,480 Sq. Ft.)            |
| <b>(6) AVAILABLE (4,675 Sq. Ft.) (53' x 101' IRR)</b> | (15B) Goody's (25,776 Sq. Ft.)                  |
| (7) Lynn's Hallmark (3,600 Sq. Ft.)                   | (15C) Factory Connection (9,448 Sq. Ft.)        |
| <b>(9) AVAILABLE 18,000 Sq. Ft. (119' X 150')</b>     | (15D) Dollar Tree (8,300 Sq. Ft.)               |
| (10) Verizon Wireless (1,200 Sq. Ft.)                 | (16) Winn Dixie (47,668 Sq. Ft.)                |
| (11) A's Beauty Supply (3,095 Sq. Ft.)                |   |



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