

59 WEST

ACADEMY DRIVE & INTERSTATE 59 BESSEMER, AL 35022



LEASING OPPORTUNITIES AVAILABLE

CENTER INFORMATION & HIGHLIGHTS

- ALDI ANCHORED CENTER LOCATED JUST OFF INTERSTATE 59 AND ACADEMY DRIVE
- NATIONAL TENANTS:
 - BIG LOTS
 - ALDI'S
 - DOLLAR TREE
 - CATO
- CONVENIENT TO I-59 AND MANY RESIDENTIAL AREAS IN BESSEMER

DEMOGRAPHIC DATA

THREE MILE

- POPULATION: 16,983
- AVG. HOUSEHOLDS: 6,743
- AVERAGE INCOME: \$50,268
- AVERAGE AGE: 38

FIVE MILE

- POPULATION: 44,730
- AVG. HOUSEHOLDS: 17,634
- AVERAGE INCOME: \$51,295
- AVERAGE AGE: 38

FOR LEASING INFORMATION CONTACT BILL HAYNES - 800.435.7834

 **VICTORY**
REAL ESTATE INVESTMENTS

240 BROOKSTONE CENTRE PARKWAY
COLUMBUS, GA 31904
PHONE: 800.435.7834 FAX: 706.327.4413

BILL HAYNES
LEASING AGENT
BHAYNES@VREI.NET
800.435.7834
706.575.2852 (Cell)



ROBERTA McCARDLE
PROPERTY MANAGER
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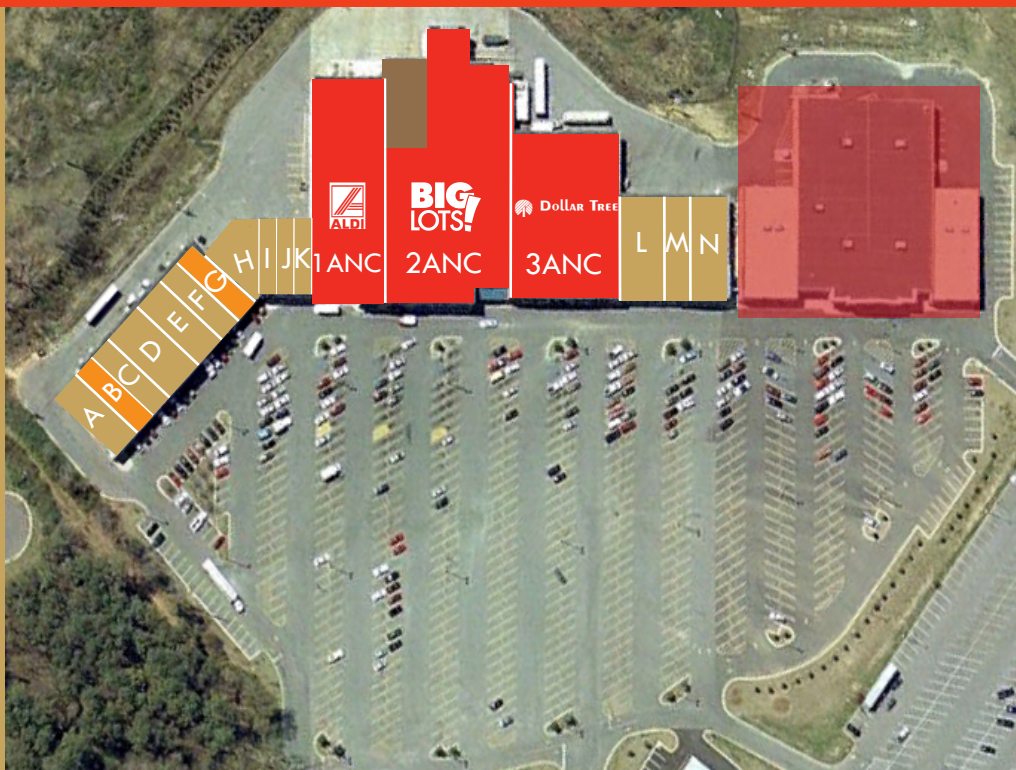


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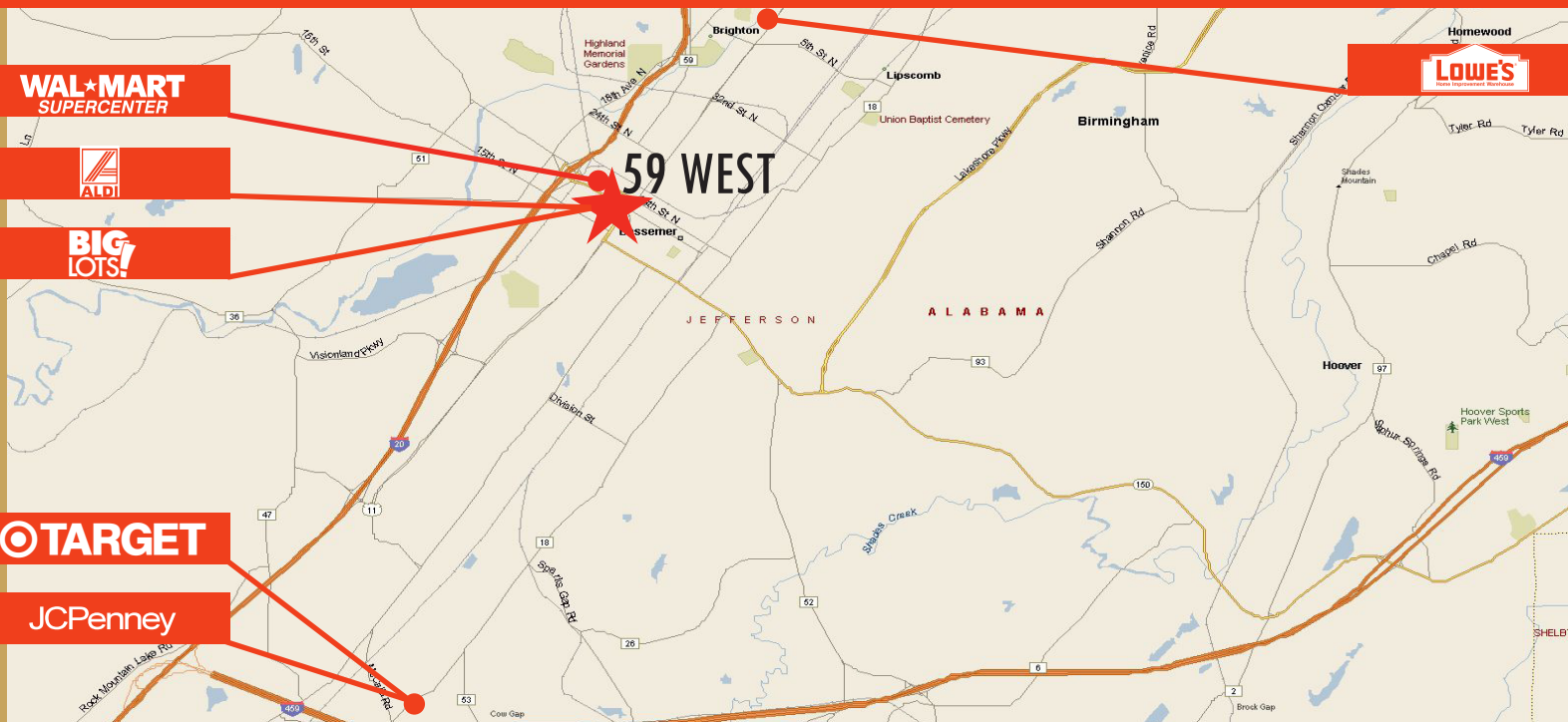
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TENANT INFO

1ANC	ALDI	16,400
2ANC	BIG LOTS	30,000
3ANC	DOLLAR TREE	18,000
A	SPRINGLEAF FINANCIAL SERVICES	2,100
B	VACANT	1,600
C	COIN CASTLE	1,600
D	RENT-A-CENTER	4,400
E	SIMPLY FASHIONS	3,200
F	SALLY BEAUTY	1,800
G	VACANT	1,600
H&I	AMP FITNESS	3,891
J	NAIL ART	1,200
K	CHECK INTO CASH	1,200
L	DTRL	4,230
M	1ST FRANKLIN FINANCIAL	1,800
N	CATO	4,770



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