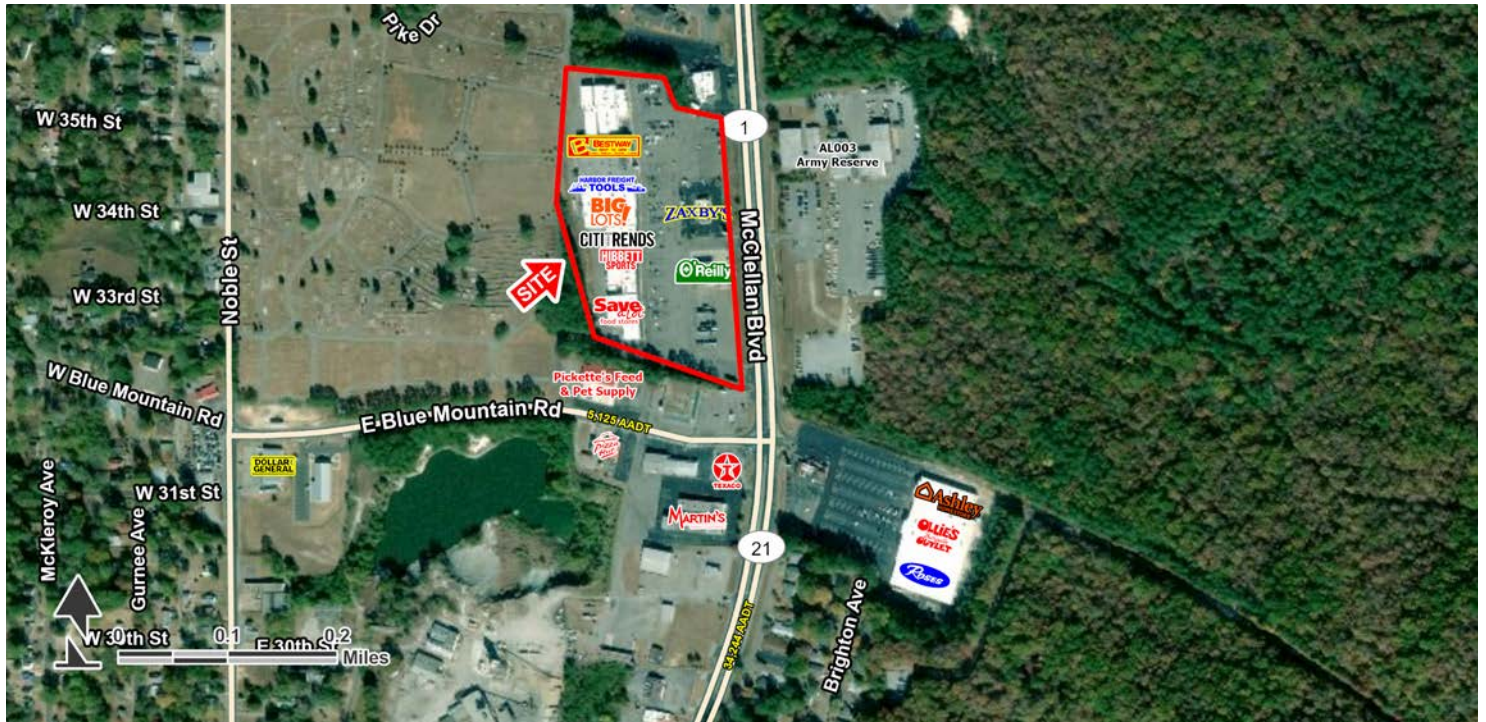


ANNISTON PLAZA

3500 McClellan Blvd, Anniston, AL 36201

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located in Anniston, one of two principal cities included in the Anniston-Oxford Metropolitan Statistical Area. At the 2020 census, the MSA had a population of 118,643. Anniston is the county seat of Calhoun County.



PROPERTY HIGHLIGHTS

- Available: 30,000 SF, can be subdivided
- Situated along McClellan Blvd with access and visibility to over 35,000 VPD
- Neighboring retail includes: Ashley Home Furniture, Ollie's Bargain Outlet, and Rose's Variety
- Call for more information

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	21,951	41,972	63,735
DAYTIME POPULATION	27,909	47,929	73,497
HOUSEHOLDS	9,062	17,270	25,659
AVERAGE HH INCOME	\$48,183	\$56,404	\$61,749

EXCLUSIVE AGENT(S)

DAVID ASHFORD, CCIM • david.ashford@tscg.com • 205.870.5655

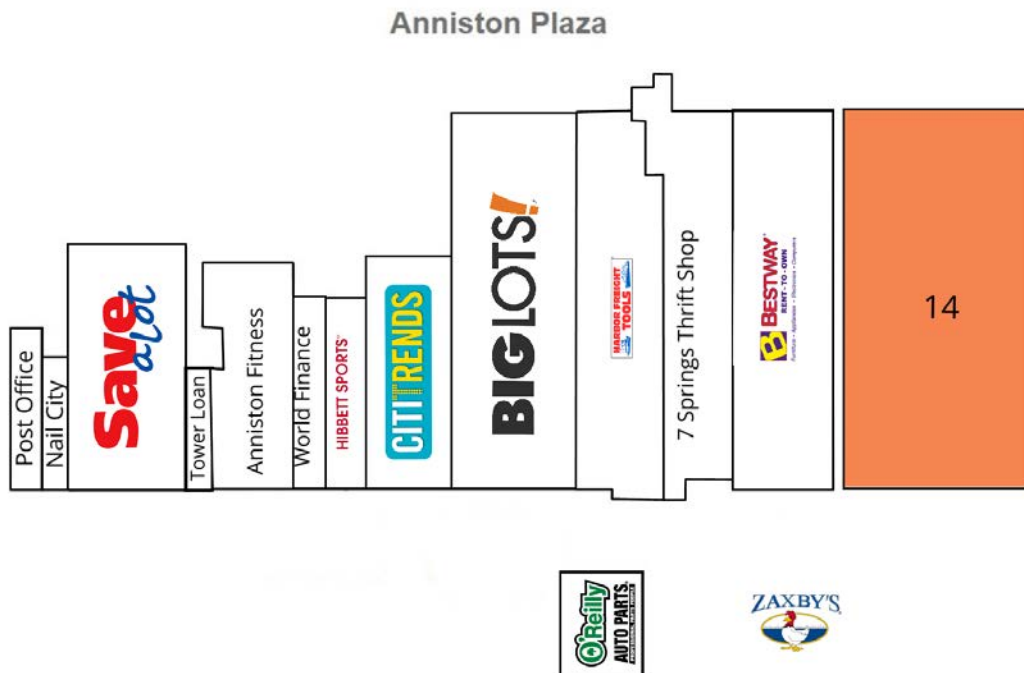
ALEXANDER BARINEAU • alexander.barineau@tscg.com • 205.776.6715



ANNISTON PLAZA

3500 McClellan Blvd, Anniston, AL 36201

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Post Office	1,972 SF	8	CitiTrends	10,584 SF
2	Nail City	2,100 SF	9	Big Lots	28,000 SF
3	Save-A-Lot	15,600 SF	10	Harbor Freight	17,770 SF
4	Tower Loan	1,200 SF	11	7 Springs Thrift Shop	13,239 SF
5	Anniston Fitness	10,513 SF	12	Bestway RTO	16,858 SF
6	World Finance	1,250 SF	13	O'Reilly Auto Parts	6,300 SF
7	Hibbett's Sporting Goods	4,179 SF	14	Available	30,000 SF

EXCLUSIVE AGENT(S)

DAVID ASHFORD, CCIM • david.ashford@tscg.com • 205.870.5655

ALEXANDER BARINEAU • alexander.barineau@tscg.com • 205.776.6715

