

# 59 WEST

ACADEMY DRIVE & INTERSTATE 59 BESSEMER, AL 35022



## LEASING OPPORTUNITIES AVAILABLE

### CENTER INFORMATION & HIGHLIGHTS

- ALDI ANCHORED CENTER LOCATED JUST OFF INTERSTATE 20 AND ACADEMY DRIVE
- NATIONAL TENANTS:
  - BIG LOTS
  - ALDI'S
  - DOLLAR TREE
  - CATO
- CONVENIENT TO I-20 AND MANY RESIDENTIAL AREAS IN BESSEMER
- ADJACENT TO THE WAL-MART SUPERCENTER

### DEMOGRAPHIC DATA

#### THREE MILE

- POPULATION: 19,616
- AVG. HOUSEHOLDS: 7,826
- AVG. INCOME: \$67,272

#### FIVE MILE

- POPULATION: 41,546
- AVG. HOUSEHOLDS: 16,566
- AVG. INCOME: \$61,839

FOR LEASING INFORMATION CONTACT BILL HAYNES - 800.435.7834



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

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



GINA CHRISTOPHER  
PROPERTY MANAGER  
GCHRISTOPHER@VREI.NET  
706.327.4774



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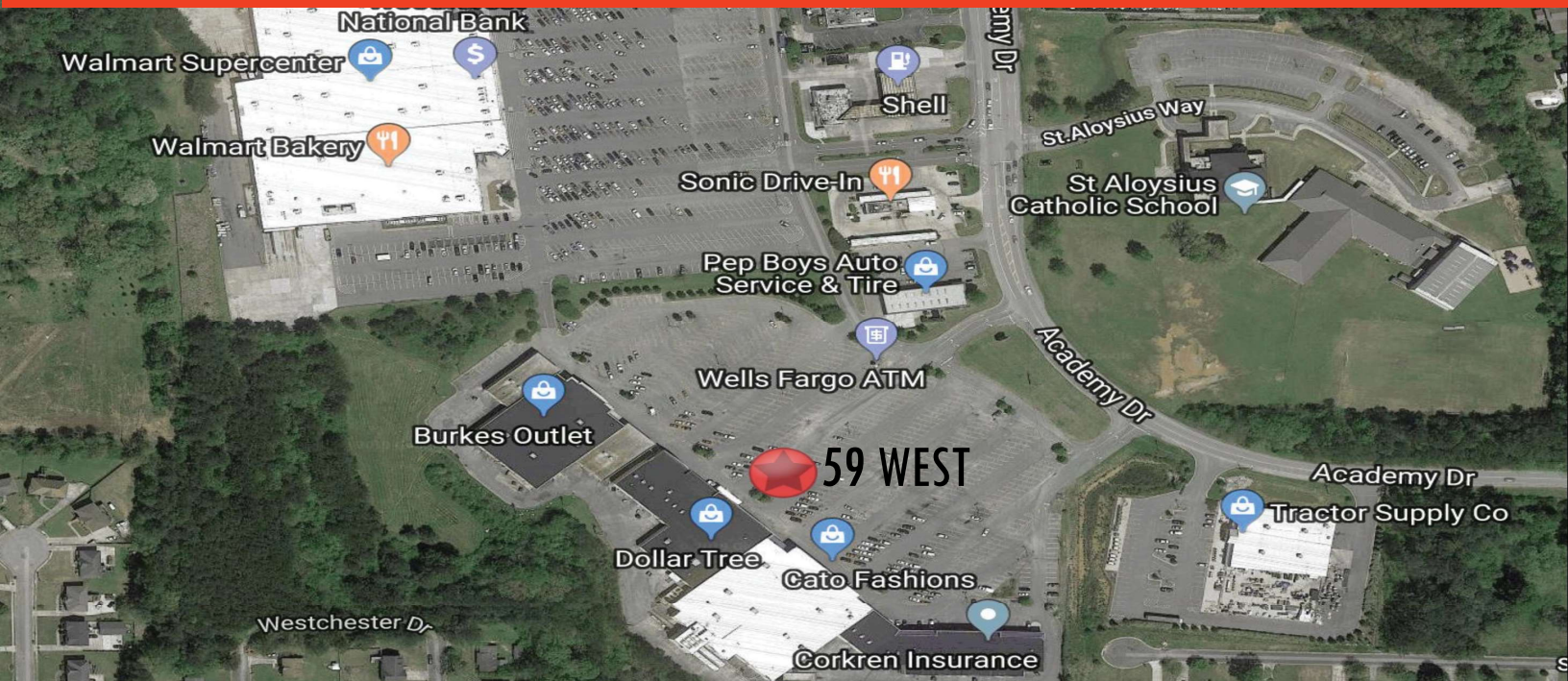
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## TENANT INFO

1ANC	ALDI	16,400
2ANC	BIG LOTS	32,102
3ANC	DOLLAR TREE	18,000
A	ONE MAIN FINANCIAL	2,100
B	FOR LEASE	1,600
C	COIN CASTLE	1,600
D	RENT-A-CENTER	4,400
E	CORKREN INSURANCE	3,200
F	CROWN SERVICES	1,800
G	FOR LEASE	1,600
H	FOR LEASE	2,691
I	PRECIOUS BROWS AND LASHES	1,200
J	NAIL ART	1,200
K	CHECK INTO CASH	1,200
L	DTLR	4,230
M	1ST FRANKLIN FINANCIAL	1,800
N	CATO	4,770



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