

FOR LEASE

100 South Colonial Drive

Alabaster, AL 35007



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	\$32.00+\$4.89 SF/yr (NNN)
Available SF:	2,400 SF

PROPERTY DETAILS

- Former spectrum store available for lease
- Located in the Colonial promenade in Alabaster
- Available: 9/1/2024
- Colonial Promenade retail center has 5.1 million visitors per year, ranks in the top 97% nationwide for power centers –data via Placer.ai
- Major tenants include: Jcpenney, Five Below, Ulta, Dicks, TJ Maxx, Target, Homegoods, and more

KEITH SHAMBLIN

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REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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Google

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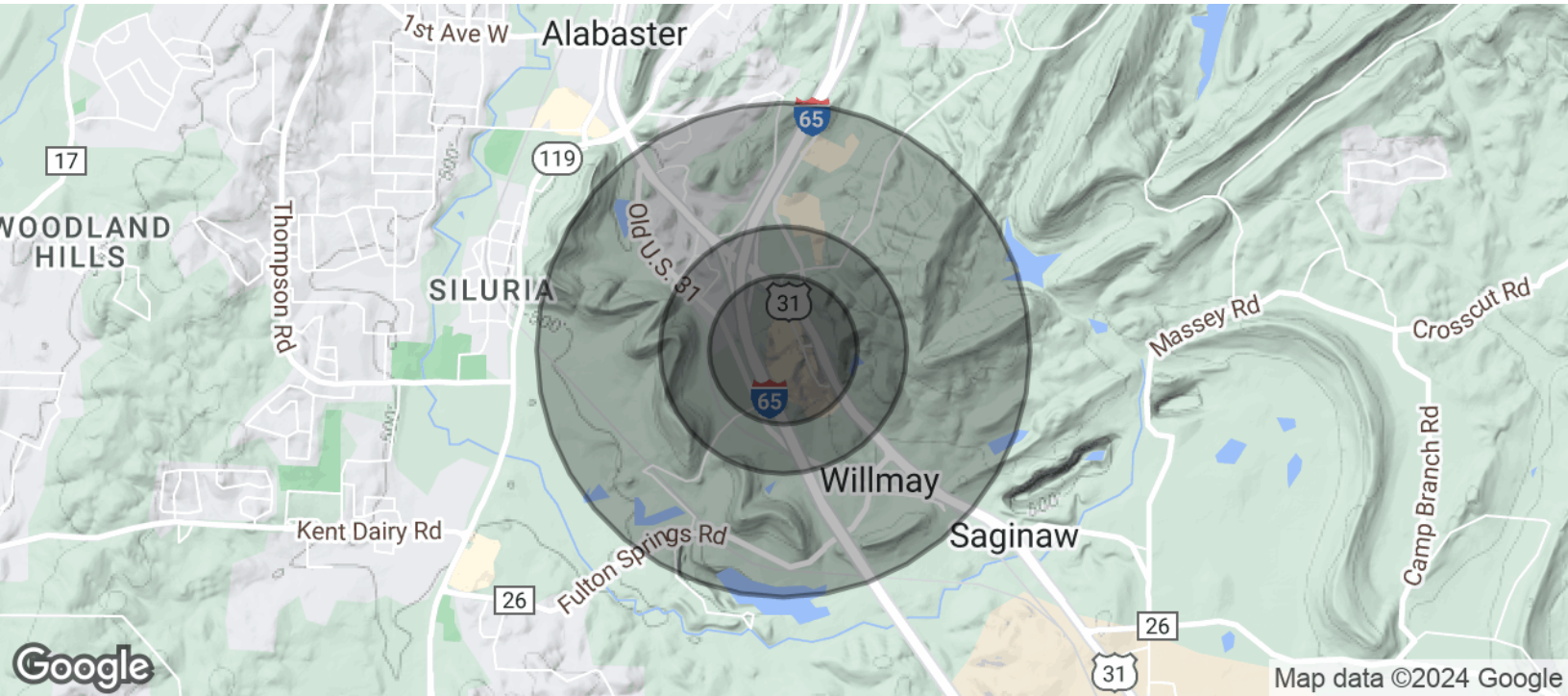
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	45	147	757
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	50	267
# of Persons per HH	3	2.9	2.8
Average HH Income	\$92,525	\$91,184	\$89,789
Average House Value	\$224,768	\$217,108	\$228,578

Demographics data derived from AlphaMap

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