



Property Overview

Address

5886, 5889-5993, 5938, 5870-5890 Trussville
Crossings Pkwy, Birmingham, AL 35235



Property GLA

463,681 SF
64.45 Acres



Occupancy

Incl. Regal: 96%
Excl. Regal: 83%



Regal has limited term remaining and pays a below market rent. Buyers will have full optionality.

Year Built

Promenade I: 1999
Promenade II: 2003



Financials

As-Is-NOI: \$4.3M
5-Yr CAGR: 3.95%



Notable Tenants



Demographics

Demographics	3 Mile	5 Mile	7 Mile
Population			
2025 Pop. Estimate	40,780	91,967	120,580
Households	14,366	34,307	45,665
Households			
Avg. HH Income	\$92,739	\$93,284	\$93,062



Investment Highlights



Multi-Pronged Upside Potential via Mark-to-Market, Lease Up, and Disposition Optionality



Significant Discount to Replacement Cost



Best In-Class Anchor Tenancy with Super Regional Draw - 5th Most Visited Shopping Destination in Alabama



Durable Income Stream with 15+ Years Average Tenure and Below Market Rents



Established Birmingham Location - Top 50 MSA

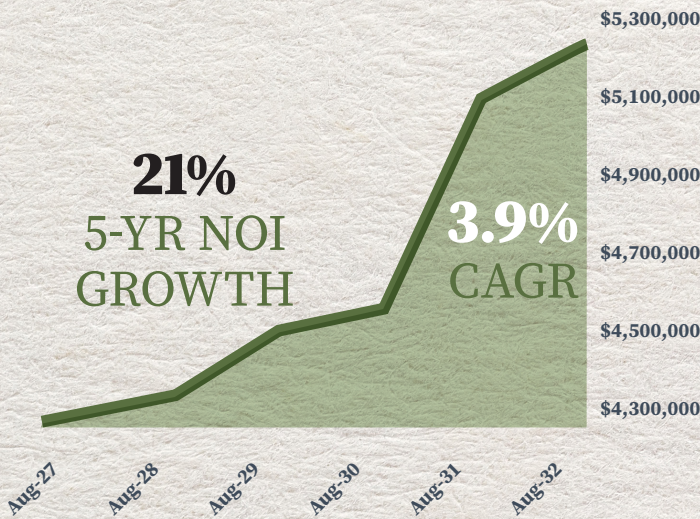
Value-Creation Potential

1 Regal Repositioning

2 Vacancy Lease Up

3 Mark-to-Market

4 Disposition Optionality



1 Regal Repositioning

Regal has limited term remaining and pays a below market rent.

\$500K Potential NOI Increase



GROCERY STORE USE IS NOT A PROHIBITED USE

2 Vacancy Lease-Up

Eight suites available for immediate lease-up

15,787 SF

Currently Available for Lease Up



\$400K

Potential NOI Increase

3 Mark-to-Market

5 of 6 Anchors pay a below market rent. 3 of 6 Anchors run out of options within a 10-year hold.

Tenant	% Below Market
Walmart	100%
Marshalls	131%
Dollar Tree	60%
Planet Fitness	15%
Regal Cinemas	65%
Ross Dress for Less	15%
Hibbett Sports	43%

4 Disposition Optionality

Chick-Fil-A and Walmart are separately parceled, providing ownership with full Disposition optionality



Dominant Property Fundamentals

\$7.27 PSF

Sustainable Wtd. Avg.
Anchor Rent

5 of 6

Anchors are Original
Tenants to the Property

89%

National / Regional
Tenancy

3 of 6

Anchors run out of options
over a 10 Year Hold

#5

Most Visited Shopping
Center in Alabama

7.1M

Annual Visitors



Walmart 

- **Top 35%** location in AL
- Only Walmart for **15+ Miles**
- **Limited Landlord Responsibility**
Tenant Responsible for Building /
Roof Repairs

100% Below Market Rent

ROSS

- **+/- 10 Years** in operation
- **Investment grade** with
recent credit upgrade - **"A"**
- *S&P Global*

 **planet
fitness**

- **Brand New 10 Year Lease**



REGAL

65% Below Market Rent

- Tenant has **limited term**
remaining; **Full Landlord**
optionality to renew or demise
and mark-to-market

PETSMART

- **+/- 20 Years** in operation
- **Banfield Location** - Daily
Traffic Driver

*SHADOW

sam's club 

- **3rd most visited** Sam's
Club in AL (13 Total)
- Box owned by Walmart

*SHADOW

KOHL'S

- Box owned by Kohl's

Marshalls

- **Original tenant /**
20+ years in operation
- **Investment grade** - **"A"**
- *S&P Global*

131% Below Market Rent

Located in the High Growth Birmingham MSA



BIRMINGHAM MSA

The Birmingham MSA is one of the **top 50 metros in the USA** with **over 1.2 million residents** and was voted the **#1 most affordable city** in the United States by Forbes.com

HOME TO MAJOR FORTUNE 500 COMPANIES



BlueCross
BlueShield®



New EV Battery Plant
\$4B committed
by 2030



HONDA
\$3B Invested
Producer of ALL light
Honda trucks in
North America

NOTABLE BIRMINGHAM ACCOLADES

#4

in Job Growth
in the U.S.
(AL.COM)

#5

in Business-friendly
cities in the U.S.
(HEREBIRMINGHAM.COM)

#5

Lowest unemployment
rate in the U.S. (2.6%)
(BLS)

#5

Most attractive U.S. metro for young,
college-educated professionals
(WSJ.COM)



TRUSSVILLE PROMENADE

Trussville: Top Birmingham Submarket with Super Regional Draw

\$145K

Avg. HH Income
(Trussville, AL)

87%

Population Growth
(2000-2023)

8

Best School District in
AL (Niche)

Super-Regional Draw



Extended Trade Area
No competing retail locations for 40+ Miles to the North



Dominant Retail Node
4M Retail SF at 96% occupancy
Trussville Retail Corridor



Hewitt-Trussville High School
#7 Best School in AL

\$ \$163,379

\$ \$126,111

\$ \$118,490

\$ \$110,246

\$ Average Household Income

Phase II

Phase I

Site Plan & Tenant Roster (Phase I)

98%

Occupancy

\$21.50 PSF

Avg. In Place
Shop Rent

96%

National /
Regional Tenancy

16 Yrs

Average Tenure



Ste.	Tenant	GLA (SF)
1	Marshalls	30,000
2	Walmart	203,742
3	Dollar Tree	10,000
4	Planet Fitness	27,900
5	Regal Cinemas	63,260
6	Ross Dress for Less	22,000
7	Beau Lash & Brow	1,900
8	Sally Beauty Supply	1,520
9	T-Mobile	2,006
10	AT&T	1,250
11	Supercuts	1,250
12	Bath & Body Works	2,800
13	Available	1,700
14	Luxury Nails & Spa	1,500
15	CiCi's Pizza	3,195
16	La Calle Tacos and Snacks	1,824
17	Buffalo Wild Wings	6,581
18	US Armed Forces	2,400
19	Available	2,400
20	Ice Cream la Michoacana	1,400
21	Hibbett Sports	5,000
22	Genghis Bowl	5,000
23	Chick-Fil-A	GL
24	Costa's Mediterranean Cafe	GL
25	Available	2,241
26	City Gear	4,492
Total		405,361

Site Plan & Tenant Roster (Phase II)

Grocery

Shadow Anchor

\$16.50 PSF

Avg. In Place
Shop Rent

81%

Occupancy

12 Yrs

Average Tenure



Ste.	Tenant	GLA (SF)
1	Onin Staffing	2,527
2	Available	1,631
3	Available	1,834
4	Pho Sizzle	3,200
5	Available	1,215
6	Available	1,600
7	Peach Cobbler Factory	1,629
8	Available	1,997
9	Leslie's Swimming Pool Supplies	3,575
10	Republic Finance	1,700
11	Grace Barra Jiu Jitsu	3,600
12	Professional Nails	2,400
13	Konomi Japanese	6,000
14	Paint All Things	1,600
15	Available	2,800
16	Robin's Sewing	1,904
17	PetSmart	19,108
Total		58,320

Portfolio, Sub-Portfolio & Individual Offerings

JLL is currently marketing Monroe Marketplace and Fairlane Green along with Trussville Promenade on a portfolio, sub-portfolio, or individual basis. Please reach out to the respective deal teams to learn more.



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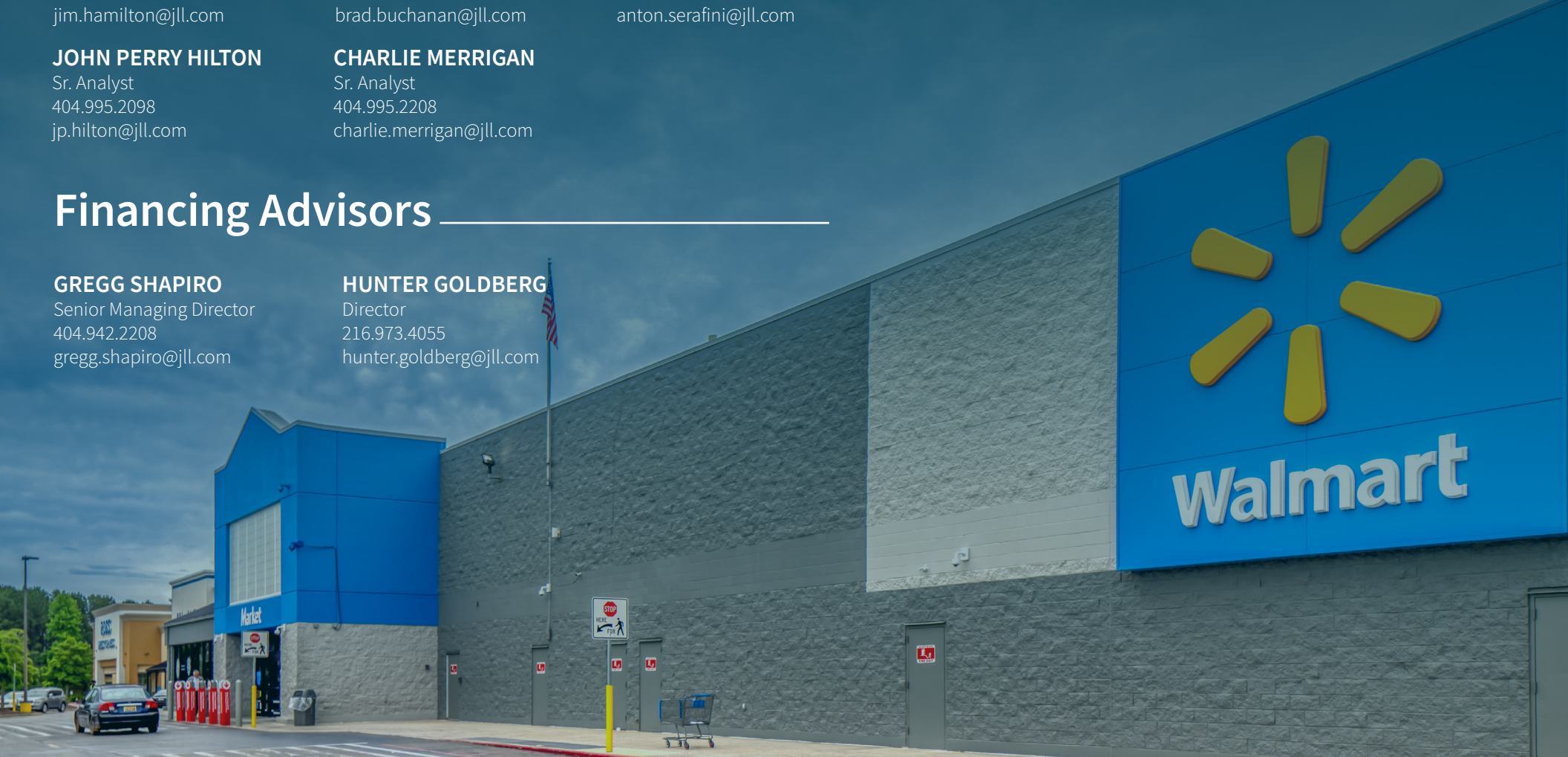
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