Market Information

- Gardendale's economy has focused on positive growth, strengthening the lifestyle and social well-being of the residents and businesses in the community. A business-friendly environment, Gardendale is recognized as an up-and-coming community with Fieldstown Road as the gateway to this growth.

- Gardendale is served by two major north-south highways, Interstate 65 and U.S. Highway 31. A new interstate highway, Interstate 22 runs northwest from I-65 near Gardendale to Memphis, Tennessee. This freeway is open from Coalburg Road near Fultondale just southwest of Gardendale to Memphis.

- The average daily traffic counts on I-65 N between Mt. Olive Road and Fieldstown Road are 77,880. Interior traffic counts in Gardendale on Decatur Highway / Highway 31 are 17,080 near the Mt. Olive Road intersection, 16,850 near the Fieldstown Road intersection, 16,880 near the Tarrant Road intersection, and 11,280 near the Snow Rogers Road Intersection.

- Gardendale is a 15-minute drive on I-65 S to downtown Birmingham, home of the University of Alabama Birmingham (UAB) and UAB Hospital System. On November 2, 2017, UAB broke ground on a $33.9 million freestanding emergency department and medical office building in Gardendale. The new facilities will give residents of Gardendale and north Jefferson County additional access to essential medical services.

Location

I-65 / Fieldstown Road - Gardendale, Alabama

Located in central Alabama, north of Birmingham and south of Cullman serviced by two major north-south highways, Interstate 65 and Highway 31 in addition to Interstate 20 to the east.

▪ Tuscaloosa, Alabama	65 miles
▪ Huntsville, Alabama	90 miles
▪ Montgomery, Alabama	100 miles
▪ Atlanta, Georgia	150 miles

GARDENDALE, ALABAMA
MARKET INFORMATION

Jim Wilson & Associates, LLC
2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | info@jwamalls.com

The Center

175,000-square-foot power center located in Gardendale offering big box opportunities and outparcels.

Projected Opening Date

Spring 2020

Area Retailers

- Hobby Lobby
- Wal Mart
- TJ Maxx
- Starbucks
- Aspen Dental
- Panera Bread
- Jim 'N Nick's BBQ
- Pet Supermarket

Metropolitan Birmingham Major Employers

- University of Alabama at Birmingham
- Regions Financial Corporation
- St. Vincent's Health System
- Children's of Alabama
- AT&T
- Honda Manufacturing of Alabama

Trade Area/Demographics

DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
2016 Population	19,350	31,632	69,932
2021 Projected Population	18,733	30,642	69,325
2016 Avg HH Income	$77,855	$73,546	$63,759
2016 Households	8,121	13,298	28,254

Contact Information

Woody Rush
Senior Vice President of Leasing
334 260 2524 t 334 260 2533 f
w.rush@jwamalls.com

Evan Conder
Development Director
334 260 2528 t 334 260 2533 f
e.conder@jwamalls.com

GARDENDALE, ALABAMA
GENERAL INFORMATION/DEMOGRAPHICS

Jim Wilson & Associates, LLC
2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | info@jwamalls.com

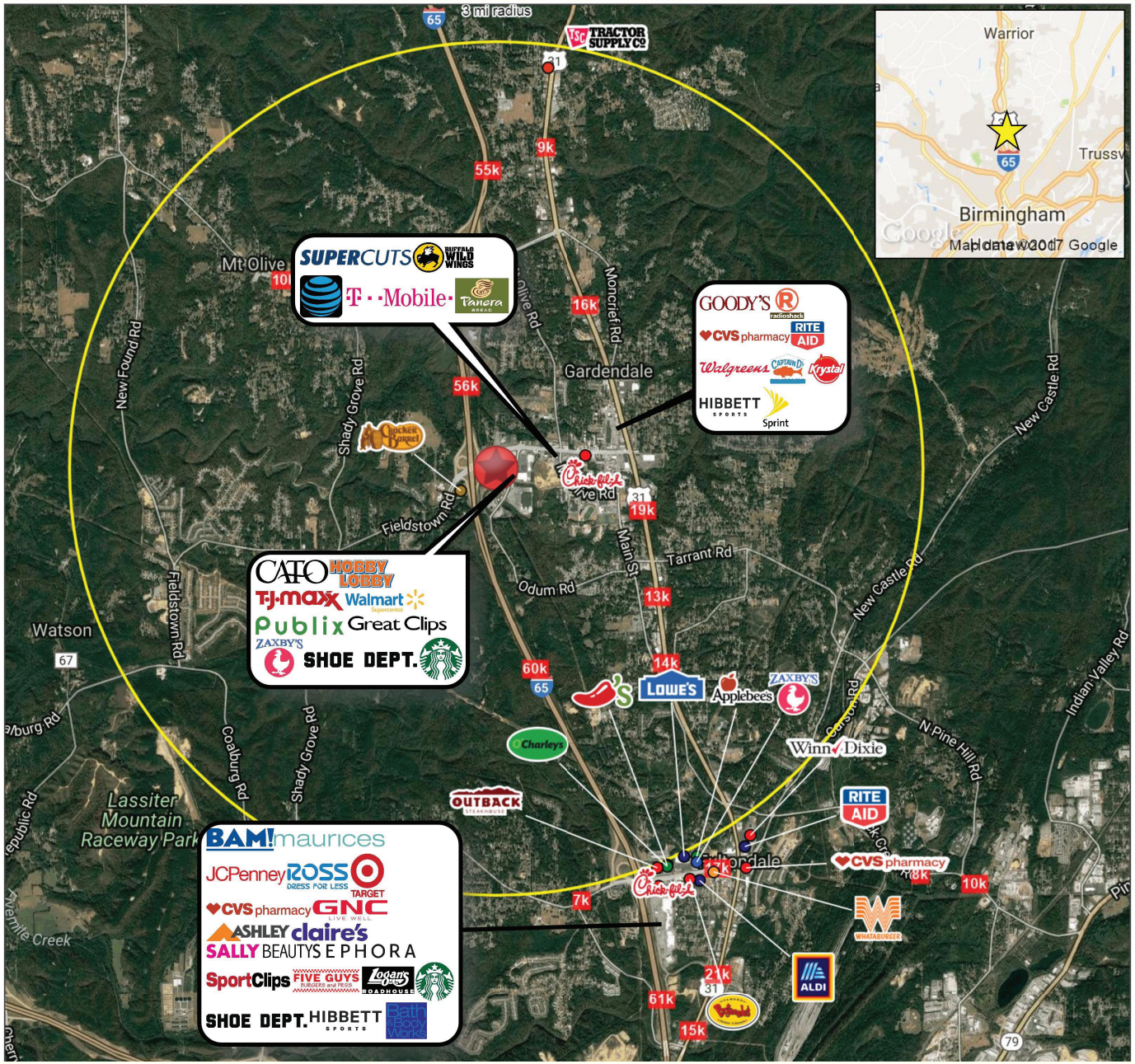
This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

©2017, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

GARDENDALE, ALABAMA

AERIAL / RETAILERS

Jim Wilson & Associates, LLC
2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | info@jwamalls.com



GARDENDALE, ALABAMA

TRADE AREA AERIAL

Jim Wilson & Associates, LLC
2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | info@jwamalls.com

GARDENDALE, ALABAMA

SITE PLAN

Jim Wilson & Associates, LLC
2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | info@jwamalls.com