



HOMESTEAD VILLAGE

2000 Gadsden Hwy
Trussville, AL 35173

AVAILABLE FOR LEASE

1,200 SF | ,2660 SF

PROPERTY FEATURES

- Healthy tenant lineup anchored by: Aldi, HomeGoods, Petco, Ulta, Five Below, Hobby Lobby and Kirkland's.
- Located in the dominant retail node of the upscale suburb of Trussville, AL.
- Excellent regional access: Adjacent to I-59 (65,000 VPD) and I-459 (55,000 VPD) providing access to downtown Birmingham.

KEY TENANTS



Ranked #2
most visited ALDI
in Alabama (out of 28)

(statistics provided by Placer.ai)



DEMOGRAPHICS

(2022 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	5,377	2,022	\$ 98,198	4,915
3 Miles	31,797	12,114	\$ 91,484	18,414
5 Miles	82,471	31,183	\$ 84,424	32,904
Trade Area	262,132	105,355	\$ 91,362	195,012

TRAFFIC COUNTS

30,362 VPD - on Gadsden Hwy directly in front of the site.



BRIAN JONES

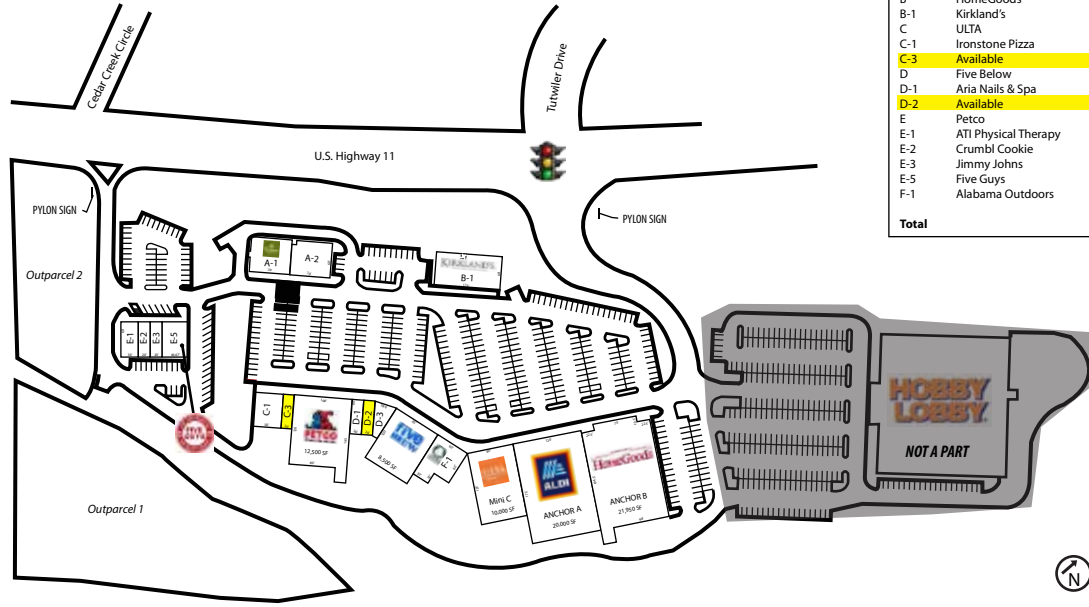
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SITE PLAN

Homestead Village

5431 Patrick Way
Trussville, AL 35135

Suite #	Tenant Name	SF
A	Aldi	21,186
A-1	Panera Bread	4,250
A-2	Spectrum SE	4,115
B	HomeGoods	20,000
B-1	Kirkland's	6,755
C	ULTA	12,500
C-1	Ironstone Pizza	3,000
C-3	Available	1,200
D	Five Below	8,500
D-1	Aria Nails & Spa	1,200
D-2	Available	2,660
E	Petco	12,500
E-1	ATI Physical Therapy	1,800
E-2	Crumbi Cookie	1,200
E-3	Jimmy Johns	1,200
E-5	Five Guys	2,800
F-1	Alabama Outdoors	4,200
Total		162,370



RETAIL AERIAL



**Homestead Village
Competitive Retail Aerial
Trussville, AL
(Birmingham)**