



COOSA
TOWN CENTER

300 E Meighan Blvd | Gadsden, AL 35903

Anchor Tenants

Walmart Supercenter (Shadow) | T.J. Maxx | OLD NAVY | Burlington (New 10-Yr Lease)

National Tenants

petco | xfinity | FIREHOUSE SUBS (FOUNDED BY FIREMEN) | Great Clips | RACK ROOM SHOES | SALLY BEAUTY | GameStop

HIGHLIGHTS

Best-in-market retail destination, which is home to a synergistic mix of national credit anchors
Including T.J.Maxx, Burlington, and Old Navy

Shadow-anchored by an extremely high performing regional draw — Walmart Supercenter
Ranked the #15 store of 102 in Alabama (top 14%) for consumer foot traffic and in the top 22% in the entire U.S. (Placer.ai)

Strategically positioned within the heart of Gadsden's retail nucleus, on the east side of the downtown area
Fronting E Meighan Blvd (US-431) and surrounded by major retailers like Hobby Lobby, Ross, Five Below, Ulta, Walmart Supercenter, Aldi, Academy Sports, and Lowe's

Extremely strong tenant roster comprised of over 87% national retail tenants
Providing ample stability while also facilitating buyer ability to secure attractive financing, if required

Very advantageous average remaining anchor lease term of 7 years
Bolstered by T.J.Maxx, which recently renewed for 10 years through 2035, and a new 10-yr lease with Burlington

Main & Main High Traffic Location with Strong Shopping Center Fundamentals
Including solid visibility and frontage along US-431 with 58,620 combined VPD, a position between two signalized intersections, cross-access with Walmart — a major regional consumer draw, prominent signage, a signalized main entrance, ample parking, and ease of access

Excellent value creation opportunity via the back-fill of a 10,600+ SF junior anchor box with active interest
Building on strong momentum via Burlington's new 10-yr lease, occupying 19,400+ SF of space

105,979± SF
Offering GLA

Market to Establish
Price

90%
Occupancy

13.32± AC
Land Area

\$1,281,009
NOI



Market Aerial

MATTHEWS™

Kyle Stonis, CCIM

Senior Vice President

(770) 329-5065

kyle.stonis@matthews.com

License No. 000090497 - O (AL)

Pierce Mayson

Senior Vice President

(770) 241-2232

pierce.mayson@matthews.com

License No. 000176675 (AL)

Broker of Record

Hutt Cooke

License No. 000168807-0 (AL)

Firm No. 000110253 - O (AL)



Property Aerial