

Walmart*



Anniston Retail Center

5500 McClellan Blvd | Anniston, AL

Anchor Tenants



National/Regional Tenants



HIGHLIGHTS

Shadow-anchored by an extremely high performing Walmart Supercenter with 2.55M annual visitors, ranking #846 of 4,660 locations in the U.S. (top 18%) for consumer foot traffic

Creating a super-regional draw for the tenants at Anniston Retail Center

Strategically situated in Anniston, across from Fort McClellan

Just 6 miles south of Jacksonville State University, which is home to over 9,000 students

Anchored by expanding national tenants, Tractor Supply Co. and Dollar Tree
With a 100% national retail tenant roster including Napa Auto and Cato

Tractor Supply Co. and Dollar Tree boast long-term leases through 2037 and 2036, respectively

Providing notable stability for an incoming buyer from day one

Positioned fronting major, regional traffic corridor - McClellan Blvd (AL-21)

Which runs south from Jacksonville, AL through markets including Anniston, Oxford, Talladega, and Sylacauga, all the way through Montgomery to the FL state line, accessing 26,000 VPD

A beneficial mix of outparcel and ancillary QSR and grocery draws — McDonald's, Taco Bell, Subway, Krystal, Papa John's, Arby's, Jack's, ALDI, and Starbucks

Helps drive consumer traffic to the area surrounding Anniston Retail Center throughout the day



62,506± SF
Offering GLA



100%
Occupancy



1972/2007
Years Built/Ren.



Market to
Establish
Price



\$333,931
NOI

ANNISTON RETAIL CENTER

5500 McClellan Blvd | Anniston, AL 36206

Market Aerial



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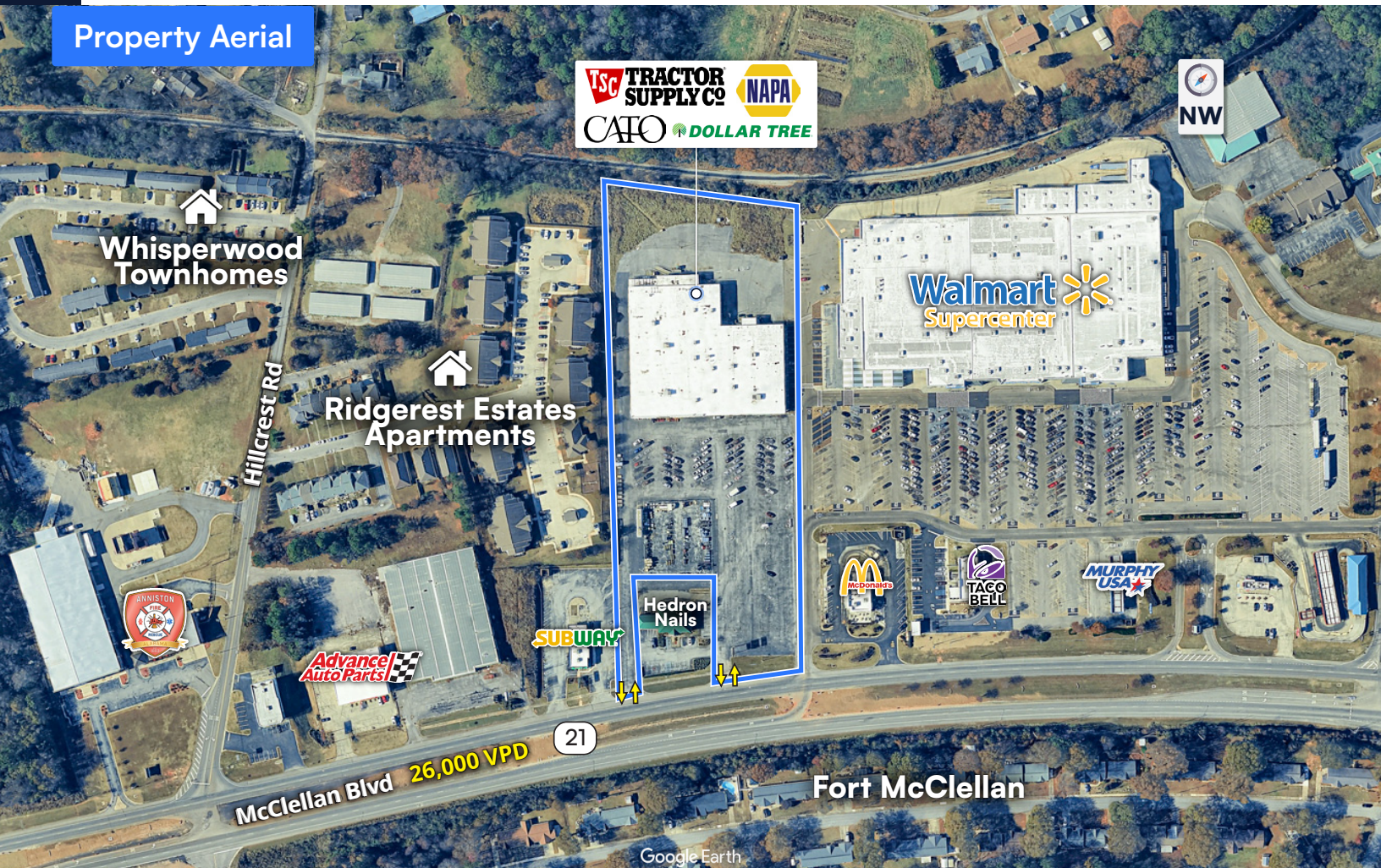
Broker of Record

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Property Aerial



ANCHORED INVESTMENT OPPORTUNITY