

**SOLD**  
**44,000 Sq. Ft.**  
**Office/Retail Space**  
**Available**

6 Spaces



# **GREENBRIER SHOPPING CENTER**

**ANNISTON, AL**

**1540-1556 GREENBRIER DEAR ROAD, AL**

**RETAIL SPACE**

Prime Retail Location

**CROWN INVESTMENT  
HOLDINGS, LLC**

**TTM HOLDINGS, LLC**

1505 Lakes Parkway, Suite 190 Lawrenceville, GA 30043

**Thomas Abernathy**  
Direct: 678-689-0390

**Ronnie DeThomas**  
Direct: 678-689-0398  
Mobile: 404-307-2636



# ANNISTON, AL OVERVIEW



Anniston is the county seat of Calhoun County in Alabama and is one of two urban centers/principal cities of and included in the Anniston-Oxford Metropolitan Statistical Area. As of the 2010 census, the population of the city was 23,106. According to 2013 Census estimates, the city had a population of 22,666



# PROPERTY SUMMARY



## SQUARE FEET

44,000



## YEAR BUILT/RENOVATED

1984



## LAND AREA

5± Acers

## ZONING

"GC" - GENERAL COMMERCIAL

## CURRENT TENANTS

NEW CHINA RESTAURANT



State of Alabama  
Office Lease



Greenbrier Dear Road

11,800 VPD

Coleman Road

8,800 VPD



LOCATED NEAR  
RESIDENTIAL



GREAT VISIBILITY  
AND ACCESS



MULTIPLE USE  
ZONING



MAJOR STREET  
WITH TRAFFIC  
FLOW



DISTINCT INTOWN  
LOCATION



SIGNALIZED  
INTERSECTION



# PROPERTY HIGHLIGHTS

- » High traffic corner location on major traffic artery
- » Excellent visibility 570± FT on Coleman Road 370± FT on Greenbriar Road
- » 99 parking stalls, including seven(5) handicap stalls
- » 2.5 miles from the Oxford Exchange
- » Located on a high visibility, major traffic corridor to the recently completed Anniston Bypass connecting US HWY 20 and US HWY 431
- » Multiple out parcels are available for development
- » Less than one mile from 6 major apartments complexes
- » Lighted Pylon Sign
- » 1 mile from HWY 78 in Oxford AL
- » 1 mile from Quintard Ave. (US HWY 21) in Anniston AL
- » 1.5 miles from the US HWY 431 / US HWY 20 bypass



## PROPERTY DETAILS

**SUITE #1:**  
» Bargain Bins

**SUITE #5:**  
» Curio Shop and Skate

**SUITE #2:**  
» Music City Bagels

**SUITE #6:**  
» New China Restaurant

**SUITE #3:**  
» Maid Pro

**SUITE #7:**  
» The Glam Studio

**SUITE #4:**  
» Bella's Beauty and Fashion

## PROPERTY UPGRADES

- » New Property upgrades Fall of 2020.



# DEMOGRAPHIC PROFILE

## POPULATION

	1 MILES	3 MILES	5 MILES
2019 Estimated Population	3,012	21,373	42,512
2024 Projected Population	2,899	21,170	42,613
2019 Median Age	44.9	42	40.8

## HOUSHOLDS

2019 Estimated Households	1,535	9,682	18,685
2024 Projected Households	1,491	9,706	18,992

## HOUSEHOLD INCOME

2019 Estimated Average Household Income	\$69,462	\$64,072	\$60,673
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## BUSINESS

2019 Estimated Total Businesses	226	2,041	2,562
2019 Estimated Total Employees	3,331	21,823	29,383

## MAJOR EMPLOYERS IN ANNISTON, ALABAMA

Anniston Army Depot

Alabama Regional Medical Center

Center for Domestic Preparedness/DHS

Jacksonville State University

Calhoun County Schools

Honda Plant

BAE Systems

NABI

Stringfellow Hospital

Bostrom Seating, Inc



\$60,673

AVERAGE HH  
INCOME



42,512

POPULATION



18,685

HOUSEHOLDS



6.7%

UNEMPLOYMENT  
RATE

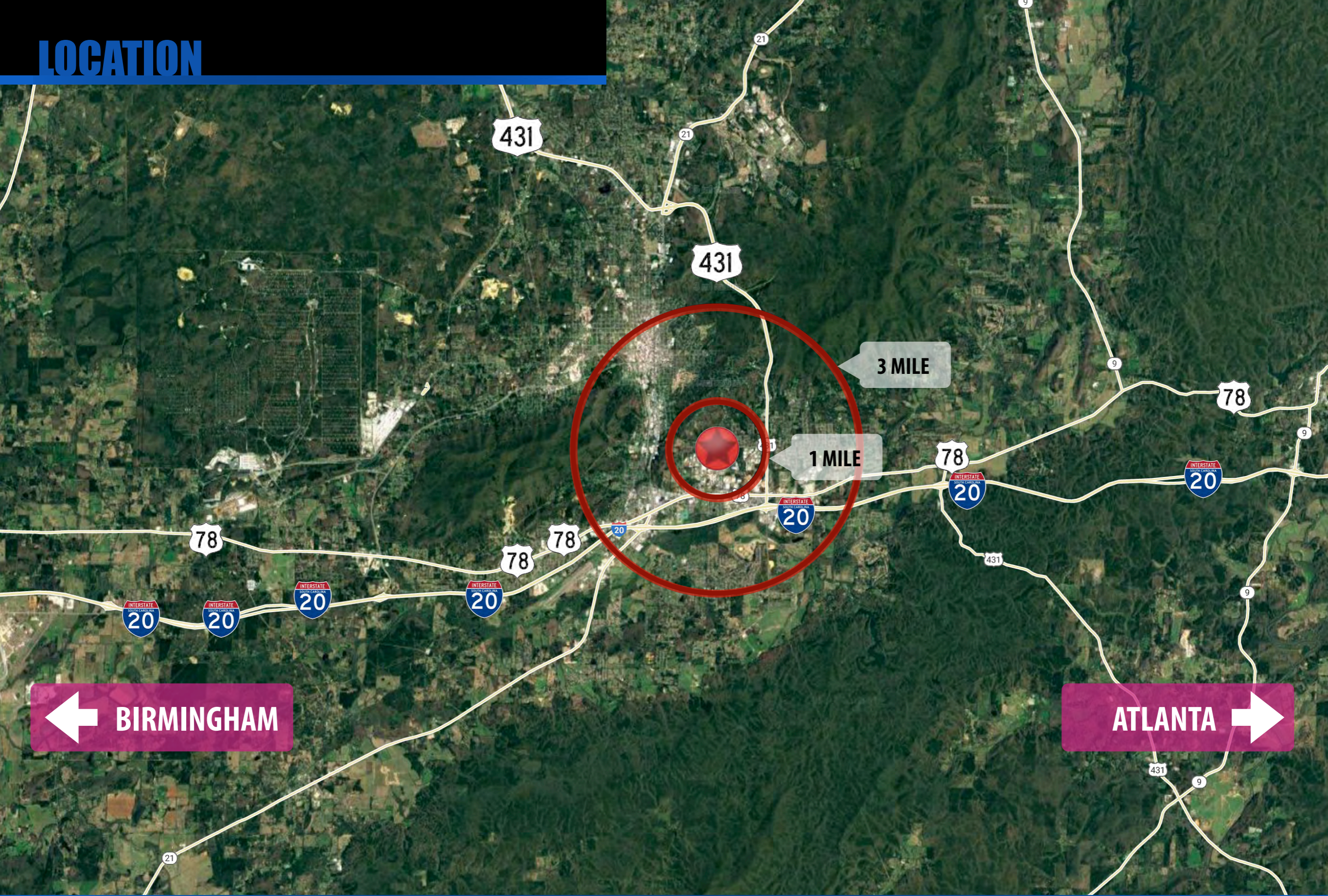


45,794

LABOR FORCE  
*EDPA.org*

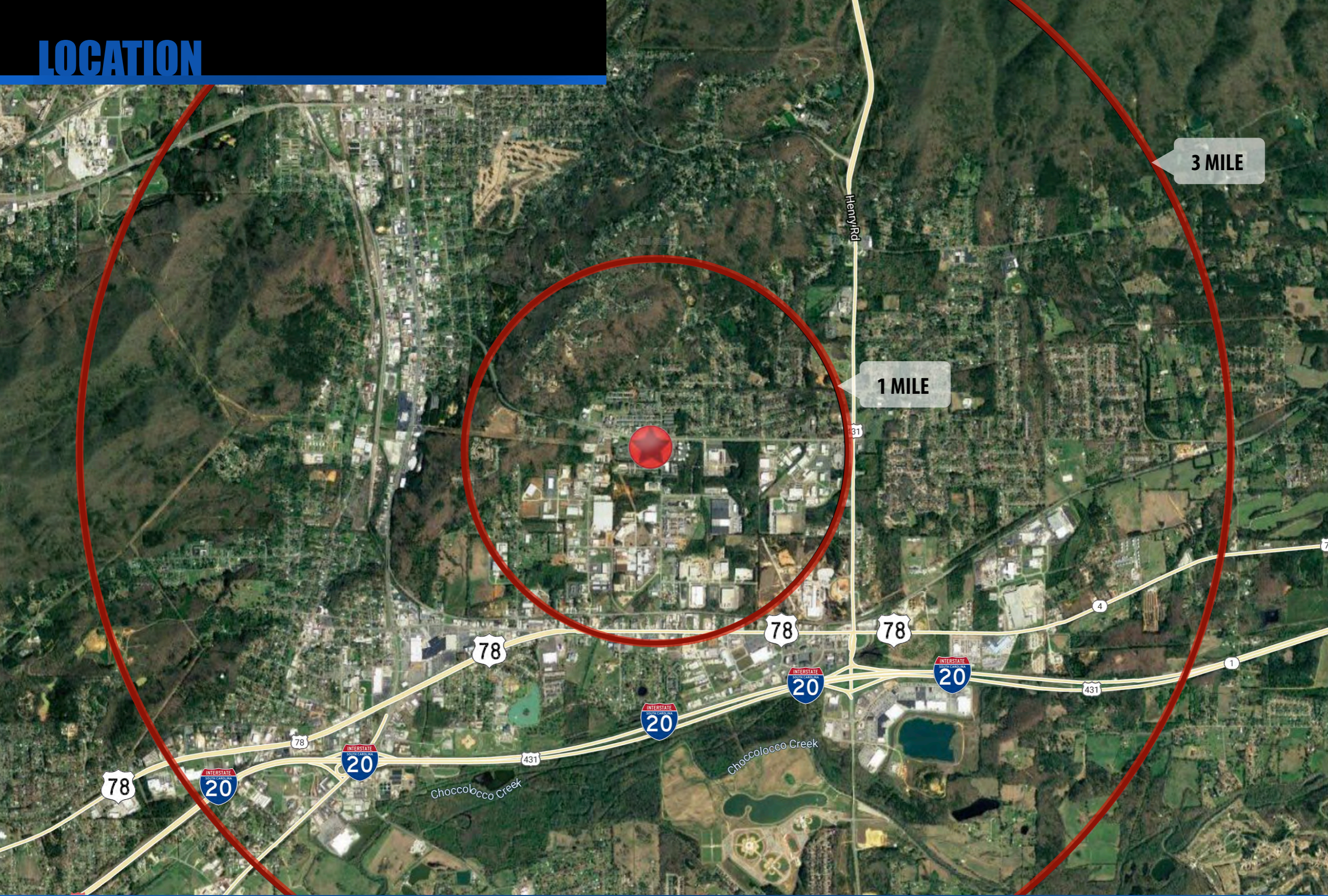


# LOCATION





# LOCATION





# SURROUNDING MARKET





# SURROUNDING NEIGHBORHOOD



RESIDENTIAL

BEECHWOOD PINES APARTMENTS

RESIDENTIAL

BEECHWOOD PINES APARTMENTS

SONIC



BEECHWOOD PINES APARTMENTS

BEECHWOOD PINES APARTMENTS

BEECHWOOD PINES APARTMENTS

BEECHWOOD PINES APARTMENTS



# PROPERTY PLAN

## Greenbrier Shopping Center



**COLEMAN ROAD**  
8,800 VPD

**BIRMINGHAM** ←



**GREENBRIER DEAR ROAD**  
11,800 VPD



**Greenbrier Dear Road**

**RI/RO**

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**ATLANTA** →





# SITE AERIAL



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