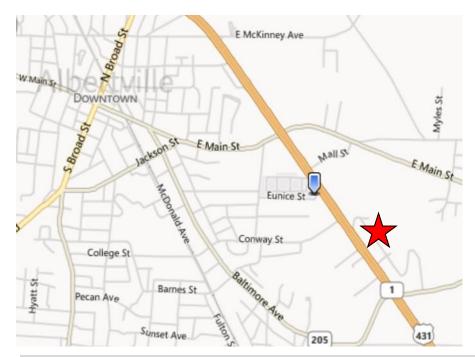
# For Lease: 750-1,440 SF Community Mall/Shopping Center

# Crossroads Mall

5850 U.S. Highway 431, Albertville, AL 35950













### **Property Overview**

Crossroads Mall is a 128,685 SF hybrid indoor/outdoor community mall. The property is located on Hwy 431 in Albertville, Alabama, a sub-market of Boaz located in Marshall County.

National tenants to the mall include: Aaron Rents, Dollar General, and Papa John's. A 25k SF anchor Planet Fitness opened in 2020 alongside several medical & office users. New restaurant concept Legends Bar & Grill are the mall's latest additions.

New paint, roofing, & LED lighting throughout the property highlight recent improvements. The Crossroads' interior component consists of primarily service-oriented & small retail shops including a DMV, nail salon, hair salon, a community college satellite campus, several medical & healthcare users and small office users with the larger national retailers occupying the outdoor anchors spaces.

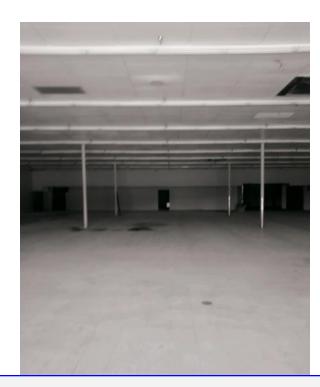
The property enjoys superb accessibility and visibility from US 431 along with daily traffic counts of 33,350 cars per day.

The recent arrival of the adjacent Crossroads Mall Annex featuring Dunham's Sports, VF Outlet and Ollie's Bargain Outlet has reinforced Crossroads as the area's leading retail destination.









Former Just-Save grocery anchor space (15,300 SF)

# Planet Fitness opened 2020



# Crossroads Mall Annex

Located directly across from Aaron's rents, the Crossroads Mall Annex features Dunham's Sports, VF Outlet, Mountain Air Trampoline Park, and Ollie's Bargain Outlet. This solidifies Crossroads as the area's leading entertainment and retail destination!

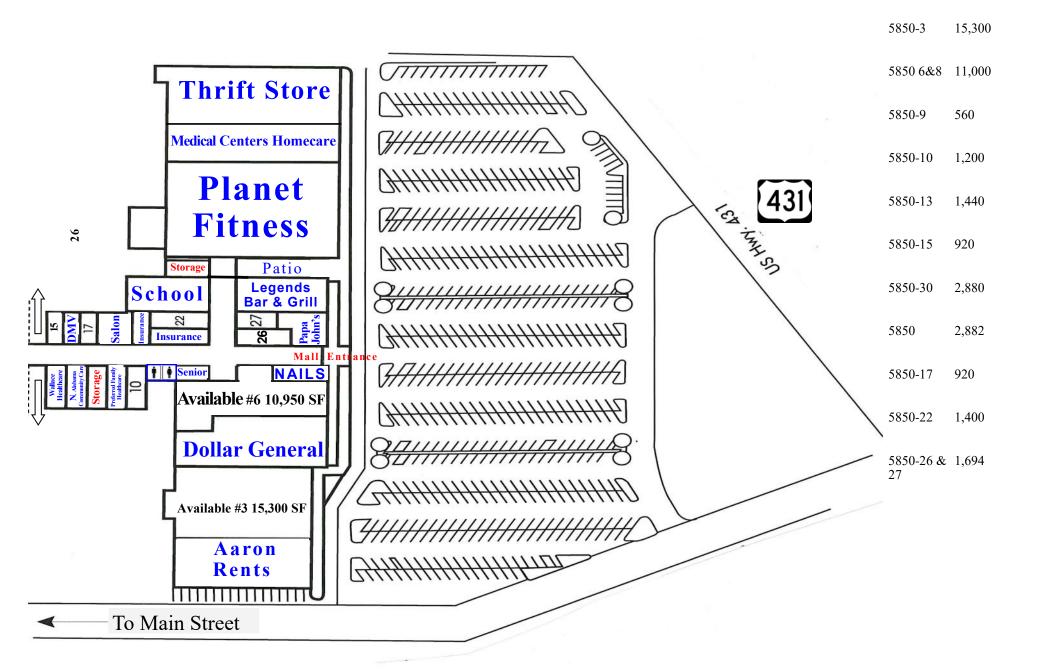






New Trampoline Park

## Crossroads Lease Plan 2021



Suite Sq Ft

# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections Calculated using Weighted Block Centroid from Block Groups

Snapshot

Demographics

Lat/Lon: 34.2625/-86.186

10.00   1.						HSI
2020 Estimated Population         3.504         21,407         36,972           2025 Projected Population         3.588         21,936         37,842           2010 Centrals Population         2.005         17,773         26,511           2010 Central Solution         2.006         17,773         29,511           2020 Median Age         1,109         7,488         13,325           2020 Median Age         1,109         7,488         13,325           2020 Sprojected Households         1,109         7,488         13,325           2020 Median Age         1,109         7,488         13,325           2020 Median Age         1,109         7,488         13,325           2020 Sprojected Households         1,109         7,488         13,325           2020 Cestimated Households         1,109         7,488         13,325           2020 Cestimated Americal Growth 2020 to 2025         0,4%         0,7%         14,485           2020 Estimated Americal Median Household Income         57.1%         70.1%         74.3%           2020 Estimated Americal Median Household Income         52.2%         22.2%         22.2%         22.2%           2020 Estimated Per Capital Income         2020 Estimated Americal Income         53.5%         22.2% <th>5950 Albe</th> <th>_</th> <th>1 mi radius</th> <th>3 mi radius</th> <th>5 mi radius</th> <th>10 mi radius</th>	5950 Albe	_	1 mi radius	3 mi radius	5 mi radius	10 mi radius
2025 Projected Population         3,588         21,386         37,842           2010 Census Population         3,426         20,717         36,631           2010 Census Population         27,98         17,173         36,531           2010 Census Population         27,89         17,173         36,531           2020 Median Age         20,58         0,5%         0,5%         0,5%           2020 Median Age         20,000 Census Population         1,109         7,489         13,325           2020 Median Age         20,000 Median Age         1,109         7,489         13,325           2020 Median Age         20,000 Median Age         1,109         7,499         1,378           2020 Median Age         20,000 Median Households         1,109         7,499         1,378           2020 Central Households         1,109         7,307         1,2976         1,486           2020 Central Households         1,109         7,489         1,3786         1,486           2020 Central Households         1,100         0,1%         0,1%         1,438         1,438           2020 Estimated Marcian Indian or Native Alaskan         1,2%         1,2%         1,438         1,438           2020 Estimated American Indian or Native Ages         1,2		2020 Estimated Population	3,504	21,407	36,972	73,971
2010 Centsus Population   2,426	١	2025 Projected Population	3,588	21,936		75,198
Projected Annual Growth 2020 to 2025   1,109   1,117   1,28   1	NOIL	2010 Census Population	3,426	20,717	35,631	71,503
Projected Annual Growth 2020 to 2025   1.3%   1.2%   1.2%   1.3	LΥ٦	2000 Census Population	2,789	17,173		61,158
Historical Annual Growth 2000 to 2020   1.3%   1.2%   1.3%   1.	NAC	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.5%	0.3%
2020 Median Age         27.3         31.8         33.2           2020 Estimated Households         1,109         7,468         13.325           2020 Estimated Households         1,116         7,517         13,410           2020 Consus Households         1,097         7,517         13,410           2020 Consus Households         1,030         6,512         11,485           2020 Consus Households         1,030         6,512         11,485           2020 Consus Households         1,030         6,512         11,485           2020 Consus Households         0,1%         0,1%         0,1%           Historical Amural Growth 2020 to 2025         0,1%         0,1%         0,1%           Alistorical Amural Growth 2000 to 2020         0,1%         0,1%         0,1%           2020 Estimated White         0,2%         0,2%         0,9%         0,9%           2020 Estimated Alied Orther Races         2,2%         2,2%         2,2%         2,2%           2020 Estimated Alied Arenge Household Income         5,1,3%         3,2,4         3,5,45         3,3,4           2020 Estimated Alied Median Household Income         5,1,3%         3,2,4         3,6,48         3,5,45         3,3,3,4           2020 Estimated High School Grade Level 0	Ы	Historical Annual Growth 2000 to 2020	1.3%	1.2%	1.3%	1.0%
2020 Estimated Households         1,109         7,488         13,325           2020 Estimated Households         1,116         7,517         13,410           2020 Census Households         1,030         6,512         11,485           2010 Census Households         1,030         6,512         11,485           2020 Census Households         0,1%         0,1%         0,1%           4436 Historical Annual Growth 2020 to 2020         0,4%         0,7%         0,8%           Projected Annual Growth 2020 to 2020         0,4%         0,7%         0,1%           Historical Annual Growth 2020 to 2020         0,4%         0,7%         0,8%           2020 Estimated Minar Poul Annual Growth 2020 to 2020         1,1%         7,01%         7,4%           2020 Estimated American Indian or Pacific Islander         1,2%         2,2%         2,2%         2,0,4%           2020 Estimated American Indian or Native Alaskan         37,2%         24,2%         20,4%         2,0,4%           2020 Estimated American Indian or Native Alaskan         37,2%         24,2%         20,4%         20,4%           2020 Estimated American Indian or Native Alaskan         37,2%         24,2%         20,4%         20,4%           2020 Estimated American Indian Or Native Alaskan         36,5% <t< td=""><td></td><td>2020 Median Age</td><td>27.3</td><td>31.8</td><td>33.2</td><td>35.5</td></t<>		2020 Median Age	27.3	31.8	33.2	35.5
2020 Estimated High School Grade Level 9 to 11)   2020 Estimated American Indian or Native Alaskan   1.03%   1.01%		2020 Estimated Households	1,109	7,468		27,089
2000 Census Households   1,030   12,976   12,976   11,485   1000 Census Households   1,030   6,512   11,485   11,485   11,485   11,030   6,512   11,485   11,485   11,030   1,030   1,030   1,030   1,485   1,030   1,030   1,485   1,030   1,485   1,030   1,485   1,030   1,485   1,030   1,485   1,030   1,485   1,030   1,485   1,030   1,485   1,030   1,485   1,485   1,030   1,485   1,030   1,430	Sa	2025 Projected Households	1,116	7,517		27,243
1,030 Census Households	ПОН	2010 Census Households	1,097	7,307		26,320
Projected Annual Growth 2020 to 2025   Projected Annual Growth 2020 to 2020   Projected White	SE	2000 Census Households	1,030	6,512		23,732
Historical Annual Growth 2000 to 2020   1,1%   1,	nor	Projected Annual Growth 2020 to 2025	0.1%	0.1%	0.1%	0.1%
2020 Estimated White         57.1%         70.1%         74.3%           2020 Estimated Black or African American         4.3%         3.9%         3.5%           2020 Estimated Black or African American         1.2%         0.9%         0.9%           2020 Estimated Asian or Pacific Islander         1.2%         1.0%         0.9%           2020 Estimated American Indian or Native Alaskan         37.2%         24.2%         20.4%           2020 Estimated Chrer Races         52.5%         33.5%         28.3%           2020 Estimated Hispanic         \$53.206         \$59.715         \$59.697           2020 Estimated Hispanic         \$53.006         \$46.484         \$45.456           2020 Estimated Per Capita Income         \$78.090         \$46.484         \$45.456           2020 Estimated Per Capita Income         \$78.090         \$46.484         \$45.456           2020 Estimated Per Capita Income         \$1.3%         \$1.3%         \$1.4%           2020 Estimated Per Capita Income         \$1.3%         \$20.962         \$21.617           2020 Estimated Some High School (Grade Level 9 to 11)         22.6%         \$1.4%         \$1.4%           2020 Estimated Some College         7.3%         \$20.2%         \$1.1.4%           2020 Estimated Graduate Degree Only         <	ľ	Historical Annual Growth 2000 to 2020	0.4%	0.7%	%8.0	%4.0
2020 Estimated Black or African American   4.3%   3.9%   3.5%		2020 Estimated White	57.1%	70.1%		77.3%
Example Designated Asian or Pacific Islander         0.2%         0.9%         0.9%           2020 Estimated American Indian or Native Alaskan         1.2%         1.0%         0.9%           2020 Estimated American Indian or Native Alaskan         37.2%         24.2%         20.4%           2020 Estimated Other Races         55.306         \$59,715         \$59,697         20.4%           2020 Estimated Median Household Income         \$38,090         \$46,484         \$45,466         \$50,092         \$20,092         \$21,617         \$20,092         \$21,092         \$21,092         \$21,092         \$21,092         \$21,092         \$21,			4.3%	3.9%	3.5%	4.0%
1.2%   1.0%   0.9%     20.0 Estimated American Indian or Native Alaskan   1.2%   1.0%   0.9%     20.0 Estimated Hispanic   20.0 Estimated Per Capita Income   20.0 Estimated Elementary (Grade Level 0 to 8)   14.3%   20.95   20.0 Estimated High School Graduate   18.3%   20.0 Estimated Associates Degree Only   12.0%   12.0%   12.0%   21.7%   20.0 Estimated Bachelors Degree Only   12.0%   12.0%   12.0%   12.0%   13.4%   17.4%   20.0 Estimated Graduate Degree Only   12.0%   12.0%   13.2%   13.8%   20.0 Estimated Graduate Degree Only   13.0%   14.3%   20.0 Estimated Graduate Degree Only   12.0%   13.2%   13.2%   13.8%   20.0 Estimated Graduate Degree Only   13.0%   13.2%   13.0%   1		2020	0.2%	%6.0	%6.0	1.0%
Lange         2020 Estimated Other Races         37.2%         24.2%         20.4%           2020 Estimated Hispanic         52.5%         33.5%         28.3%           2020 Estimated Average Household Income         \$53,206         \$59,715         \$59,697           2020 Estimated Average Household Income         \$16,851         \$20,952         \$21,617           2020 Estimated Per Capita Income         \$16,851         \$20,952         \$21,617           2020 Estimated Per Capita Income         \$16,851         \$20,952         \$21,617           2020 Estimated Per Capita Income         \$14,3%         9.5%         9.3%           2020 Estimated Elementary (Grade Level 9 to 11)         22.6%         13.4%         11.4%           2020 Estimated Some College         7.3%         8.0%         8.7%           2020 Estimated Associates Degree Only         12.0%         12.2%         11.8%           2020 Estimated Graduate Degree         1.3%         4.6%         5.3%           2020 Estimated Total Employees         1.3%         4.6%         5.3%           2020 Estimated Total Employees         1.357         13.270         18.923           2020 Estimated Employees         1.357         1.5         14.9           2020 Estimated Population per Business <td< td=""><td></td><td>2020 Estimated</td><td>1.2%</td><td>1.0%</td><td>%6.0</td><td>%6.0</td></td<>		2020 Estimated	1.2%	1.0%	%6.0	%6.0
Coort Estimated Hispanic         52.5%         33.5%         28.3%           2020 Estimated Average Household Income         \$53.206         \$59,715         \$59,697           2020 Estimated Average Household Income         \$38,090         \$46,484         \$45,456         \$50,000           2020 Estimated Median Household Income         \$16,851         \$20,952         \$21,617         \$10,000           2020 Estimated Per Capita Income         High School (Grade Level 0 to 8)         14.3%         9.5%         9.3%           2020 Estimated Elementary (Grade Level 9 to 11)         22.6%         13.4%         11.4%           2020 Estimated Some High School Graduate         18.3%         20.2%         21.7%           4020 Estimated Associates Degree Only         12.0%         12.2%         11.8%           2020 Estimated Graduate Degree         12.0%         12.2%         11.8%           2020 Estimated Total Businesses         1.3%         4.6%         5.3%           2020 Estimated Total Employees         1.3%         1.570         18.923           2020 Estimated Employees         1.3%         1.570         18.923           2020 Estimated Employees         1.3%         1.570         18.923           2020 Estimated Employees         1.3%         1.5         1.5		2020 Estimated	37.2%	24.2%		16.8%
Co20 Estimated Average Household Income         \$53,206         \$59,715         \$59,697           2020 Estimated Median Household Income         \$38,090         \$46,484         \$45,456           2020 Estimated Median Household Income         \$16,851         \$20,952         \$21,617           2020 Estimated Per Capita Income         \$16,851         \$20,952         \$21,617           2020 Estimated Per Capita Income         \$13,8%         \$13,4%         \$11,4%           2020 Estimated Some High School Graduate         \$22,6%         \$13,4%         \$11,4%           2020 Estimated High School Graduate         \$20,5%         \$20,2%         \$21,7%           2020 Estimated Some College         7.3%         \$0,0%         \$1,7%           2020 Estimated Associates Degree Only         \$12,0%         \$1,2%         \$1,8%           2020 Estimated Graduate Degree         \$1,9%         \$4,6%         \$5,3%           2020 Estimated Total Businesses         \$1,37         \$18,923           2020 Estimated Total Employees         \$1,357         \$14,9           2020 Estimated Employees         \$1,37         \$14,9           2020 Estimated Employees         \$1,357         \$14,9           2020 Estimated Employees         \$1,367         \$1,57         \$14,9           2020 E		2020 Estimated Hispanic	52.5%	33.5%	28.3%	21.7%
Coortinated Median Household Income         \$38,090         \$46,484         \$45,456           2020 Estimated Median Household Income         \$16,851         \$20,952         \$21,617           2020 Estimated Per Capita Income         \$16,851         \$20,952         \$21,617           2020 Estimated Per Capita Income         \$2.6%         \$13.4%         \$11.4%           2020 Estimated Elementary (Grade Level 9 to 11)         \$2.6%         \$32.0%         \$31.8%           2020 Estimated High School Graduate         \$2.6%         \$3.0%         \$31.8%           2020 Estimated Associates Degree Only         \$2.0%         \$2.0%         \$2.7%           2020 Estimated Bachelors Degree         \$2.0%         \$2.0%         \$2.7%           2020 Estimated Graduate Degree         \$2.0%         \$2.0%         \$2.7%           2020 Estimated Oral Businesses         \$1.9%         \$4.6%         \$5.3%           2020 Estimated Total Employees         \$1.3%         \$1.2.7%         \$1.8923           2020 Estimated Employee Population per Business         \$7.5         \$15.8         \$14.9           2020 Estimated Residential Population per Business         \$2.5.5         \$29.0	JVE		\$53,206	\$59,715	\$59,697	\$61,903
\$ 10.00 Estimated Per Capita Income       \$16,851       \$20,952       \$21,617       \$10,000 </td <td>CON</td> <td>Estimated Med</td> <td>\$38,090</td> <td>\$46,484</td> <td>\$45,456</td> <td>\$47,902</td>	CON	Estimated Med	\$38,090	\$46,484	\$45,456	\$47,902
2020 Estimated Elementary (Grade Level 0 to 8)       14.3%       9.5%       9.3%         2020 Estimated Some High School (Grade Level 9 to 11)       22.6%       13.4%       11.4%         2020 Estimated Some College       18.3%       20.2%       21.7%         2020 Estimated Associates Degree Only       7.3%       8.0%       8.7%         2020 Estimated Bachelors Degree Only       12.0%       12.2%       11.8%         2020 Estimated Graduate Degree       1.9%       4.6%       5.3%         2020 Estimated Total Businesses       1.9%       1.2%       11.8%         2020 Estimated Total Employees       1.3,270       18,923       1.274         2020 Estimated Employee Population per Business       7.5       15.8       14.9         2020 Estimated Residential Population per Business       7.5       15.8       14.9	NI	Per	\$16,851	\$20,952	\$21,617	\$22,785
Label School (Grade Level 9 to 11)       22.6%       13.4%       11.4%         Color Estimated High School Graduate       23.6%       32.0%       31.8%         Locol Estimated Some College       7.3%       8.0%       8.7%         Locol Estimated Associates Degree Only       12.0%       12.2%       11.8%         Locol Estimated Bachelors Degree Only       12.0%       12.2%       11.8%         Locol Estimated Graduate Degree       1.9%       4.6%       5.3%         Locol Estimated Total Businesses       1.357       13.270       18.923         Locol Estimated Total Employees Population per Business       7.5       15.8       14.9         Locol Estimated Residential Population per Business       7.5       15.8       14.9		Estimated Elen	14.3%	9.5%	9.3%	9.3%
Coor Estimated High School Graduate         23.6%         32.0%         31.8%           Coor Estimated Associates Degree Only         7.3%         8.0%         21.7%           2020 Estimated Bachelors Degree Only         12.0%         12.2%         11.8%           2020 Estimated Bachelors Degree         1.9%         4.6%         5.3%           2020 Estimated Graduate Degree         1.9%         4.6%         5.3%           2020 Estimated Total Businesses         1.3%         1.274         18.923           2020 Estimated Total Employees Population per Business         7.5         15.8         14.9           2020 Estimated Residential Population per Business         7.5         15.8         14.9		Estimated	22.6%	13.4%		11.5%
Co20 Estimated Some College         18.3%         20.2%         21.7%           Co20 Estimated Associates Degree Only         7.3%         8.0%         8.7%           2020 Estimated Bachelors Degree Only         12.0%         12.2%         11.8%           2020 Estimated Businesses         1.9%         4.6%         5.3%           2020 Estimated Total Businesses         1,357         13,270         18,923           2020 Estimated Employee Population per Business         7.5         15.8         14.9           2020 Estimated Residential Population per Business         7.5         15.8         14.9		2020 Estimated High	23.6%	32.0%	31.8%	31.8%
2020 Estimated Associates Degree Only         7.3%         8.0%         8.7%           2020 Estimated Bachelors Degree Only         12.0%         12.2%         11.8%           2020 Estimated Graduate Degree         1.9%         4.6%         5.3%           2020 Estimated Total Businesses         182         838         1,274           2020 Estimated Total Employees         1,357         13,270         18,923           2020 Estimated Employee Population per Business         7.5         15.8         14.9           2020 Estimated Residential Population per Business         19.3         25.5         29.0		2020	18.3%	20.2%	21.7%	21.3%
2020 Estimated Bachelors Degree Only       12.0%       12.2%       11.8%         2020 Estimated Graduate Degree       1.9%       4.6%       5.3%         2020 Estimated Total Businesses       182       838       1,274         2020 Estimated Total Employees       1,357       13,270       18,923         2020 Estimated Employee Population per Business       7.5       15.8       14.9         2020 Estimated Residential Population per Business       19.3       25.5       29.0			7.3%	8.0%	8.7%	8.3%
2020 Estimated Graduate Degree       1.9%       4.6%       5.3%         2020 Estimated Total Businesses       182       838       1,274         2020 Estimated Total Employees       1,357       13,270       18,923         2020 Estimated Employee Population per Business       7.5       15.8       14.9         2020 Estimated Residential Population per Business       19.3       25.5       29.0		2020 Estimated Bach	12.0%	12.2%	11.8%	11.4%
2020 Estimated Total Businesses       1,274         2020 Estimated Total Employees       1,357       13,270       18,923         2020 Estimated Employee Population per Business       7.5       15.8       14.9         2020 Estimated Residential Population per Business       19.3       25.5       29.0		2020 Estimated Graduate Degree	1.9%	4.6%	5.3%	6.2%
2020 Estimated Total Employees 2020 Estimated Employee Population per Business 2020 Estimated Residential Population per Business 2020 Estimated Residential Population per Business 2020 Estimated Residential Population Per Business	S	Estimated Total	182	838	1,274	2,253
2020 Estimated Employee Population per Business 7.5 15.8 2020 Estimated Residential Population per Business 19.3 25.5	NES	Estimated Total	1,357	13,270	18,923	28,764
2020 Estimated Residential Population per Business 19.3 25.5	ISN	Estimated	7.5	15.8		12.8
	8	Estimated	19.3	25.5	Cesti	32.8

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