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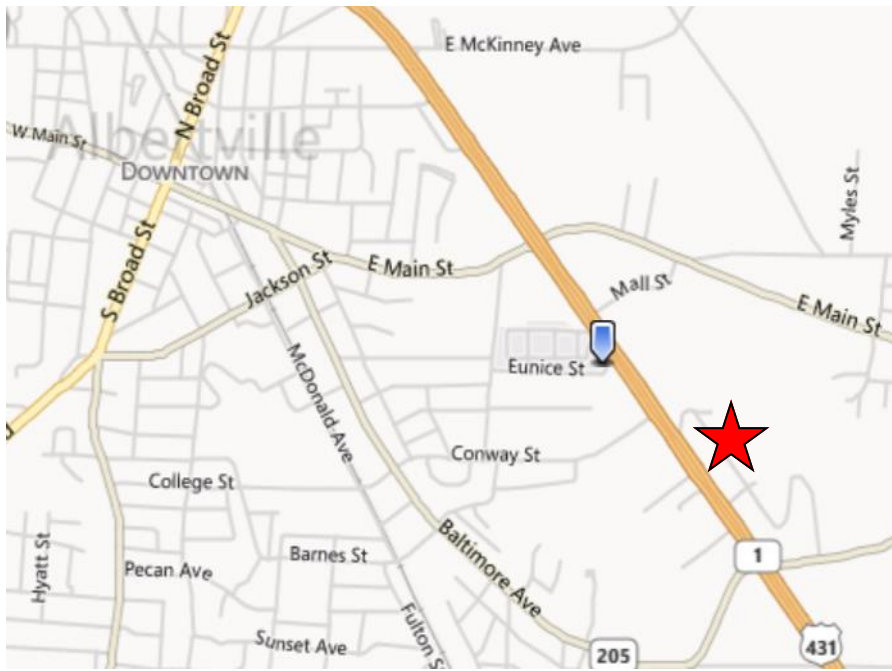
Crossroads Mall

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

BVBelk PROPERTIES

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)
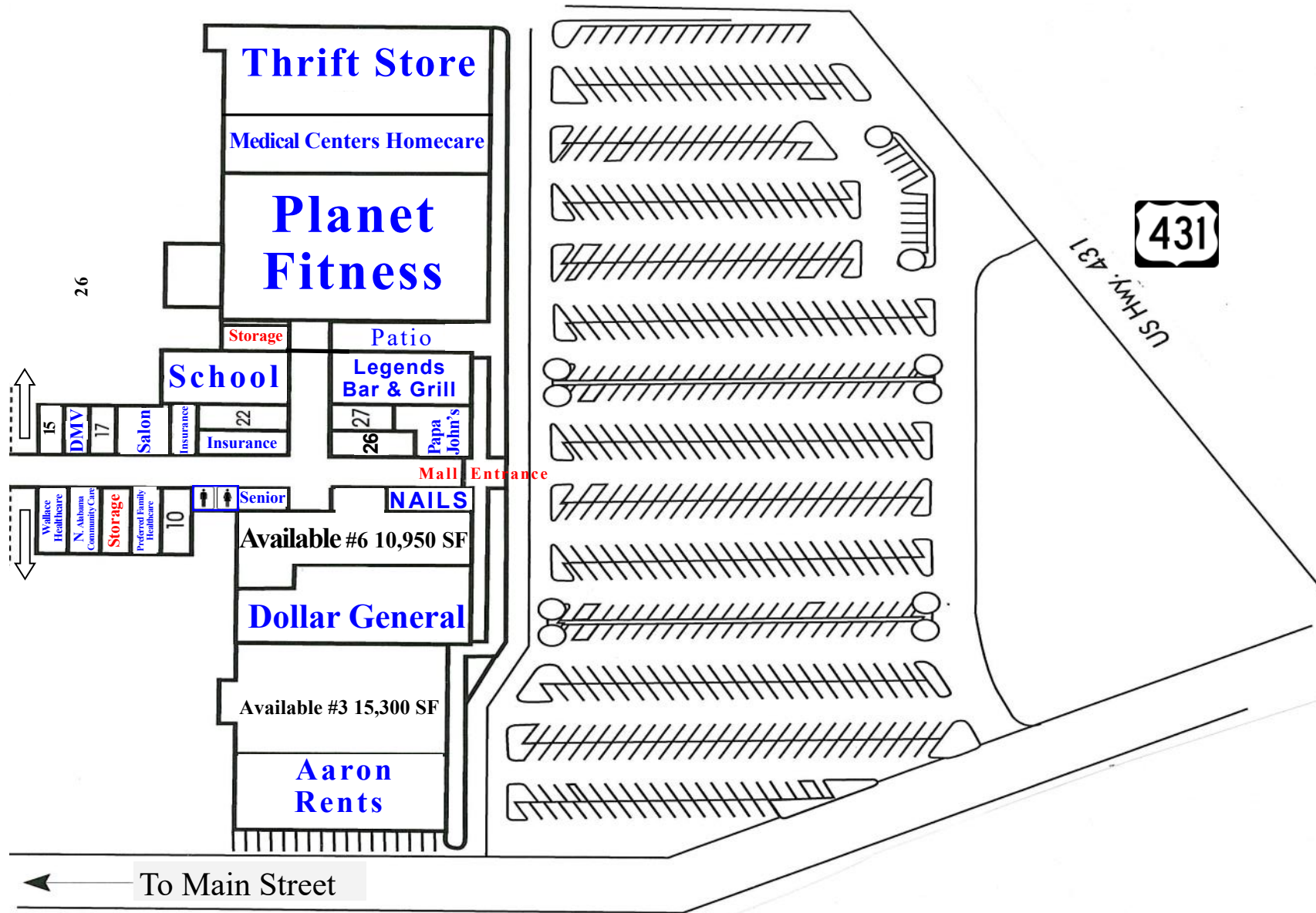
Planet Fitness opened 2020

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
5850-3	15,300
5850 6&8	11,000
5850-9	560
5850-10	1,200
5850-13	1,440
5850-15	920
5850-30	2,880
5850	2,882
5850-17	920
5850-22	1,400
5850-26 & 27	1,694

Thrift Store

Medical Centers Homecare

Planet Fitness

Storage

Patio

School

Legends Bar & Grill

DMV 15 17 Salon Insurance 22 27 26 Papa John's

Insurance

26

Mall Entrance

Wallace Healthcare N. Alabama Community Care Storage Preferred Family Healthcare 10 Senior

NAILS

Available #6 10,950 SF

Dollar General

Available #3 15,300 SF

Aaron Rents

US Hwy. 431

431

To Main Street

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.2625/-86.186

RS1

5950 US-431
Albertville, AL 35950

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION				
2020 Estimated Population	3,504	21,407	36,972	73,971
2025 Projected Population	3,588	21,936	37,842	75,198
2010 Census Population	3,426	20,717	35,631	71,503
2000 Census Population	2,789	17,173	29,511	61,158
Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.5%	0.3%
Historical Annual Growth 2000 to 2020	1.3%	1.2%	1.3%	1.0%
2020 Median Age	27.3	31.8	33.2	35.5
HOUSEHOLDS				
2020 Estimated Households	1,109	7,468	13,325	27,089
2025 Projected Households	1,116	7,517	13,410	27,243
2010 Census Households	1,097	7,307	12,976	26,320
2000 Census Households	1,030	6,512	11,485	23,732
Projected Annual Growth 2020 to 2025	0.1%	0.1%	0.1%	0.1%
Historical Annual Growth 2000 to 2020	0.4%	0.7%	0.8%	0.7%
RACE AND ETHNICITY				
2020 Estimated White	57.1%	70.1%	74.3%	77.3%
2020 Estimated Black or African American	4.3%	3.9%	3.5%	4.0%
2020 Estimated Asian or Pacific Islander	0.2%	0.9%	0.9%	1.0%
2020 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.9%	0.9%
2020 Estimated Other Races	37.2%	24.2%	20.4%	16.8%
2020 Estimated Hispanic	52.5%	33.5%	28.3%	21.7%
INCOME				
2020 Estimated Average Household Income	$53,206	$59,715	$59,697	$61,903
2020 Estimated Median Household Income	$38,090	$46,484	$45,456	$47,902
2020 Estimated Per Capita Income	$16,851	$20,952	$21,617	$22,785
EDUCATION (AGE 25+)				
2020 Estimated Elementary (Grade Level 0 to 8)	14.3%	9.5%	9.3%	9.3%
2020 Estimated Some High School (Grade Level 9 to 11)	22.6%	13.4%	11.4%	11.5%
2020 Estimated High School Graduate	23.6%	32.0%	31.8%	31.8%
2020 Estimated Some College	18.3%	20.2%	21.7%	21.3%
2020 Estimated Associates Degree Only	7.3%	8.0%	8.7%	8.3%
2020 Estimated Bachelors Degree Only	12.0%	12.2%	11.8%	11.4%
2020 Estimated Graduate Degree	1.9%	4.6%	5.3%	6.2%
BUSINESS				
2020 Estimated Total Businesses	182	838	1,274	2,253
2020 Estimated Total Employees	1,357	13,270	18,923	28,764
2020 Estimated Employee Population per Business	7.5	15.8	14.9	12.8
2020 Estimated Residential Population per Business	19.3	25.5	29.0	32.8