

# South Park Shopping Center

2048 Martin Street South, Pell City, AL 35128

**100% LEASED**

**“South Park Shopping Center”:** Located just off Hwy 231 in Pell City, AL. GLA approximately 55,400 SF and is anchored by Publix Supermarket.

**Anchor Tenant:** Publix—45,600 SF

**Phase I: 100% Leased: Tenants**

Great Clips, Aultman Dental, Nail Boutique & Spa, World Acceptance Corp & Avenna Hospice.

**Phase II: 100% Leased:**

**Existing Tenants:** Am 1st Credit Union, Encore Rehab, Cricket Wireless & Kami Asian Fusion & Sushi Bar,

**BASE RATE:** Call Agent

**NNN:** EST @ \$2.50 per sf



**Dan Anderson**  
(205) 939-8239 Direct  
danderson@engelrealty.com  
www.engelrealty.com



Publix.

MAPLE VILLAGE  
APARTMENT  
HOMES

Great Clips

Outparcel  
Shops Build-

ELOUISE &  
HAROLD  
INTERMEDIATE  
SCHOOL

HARDWICK RD

5 - 8 MILES


231

MARTIN ST/US 231 (17,434 VPD)

19TH ST

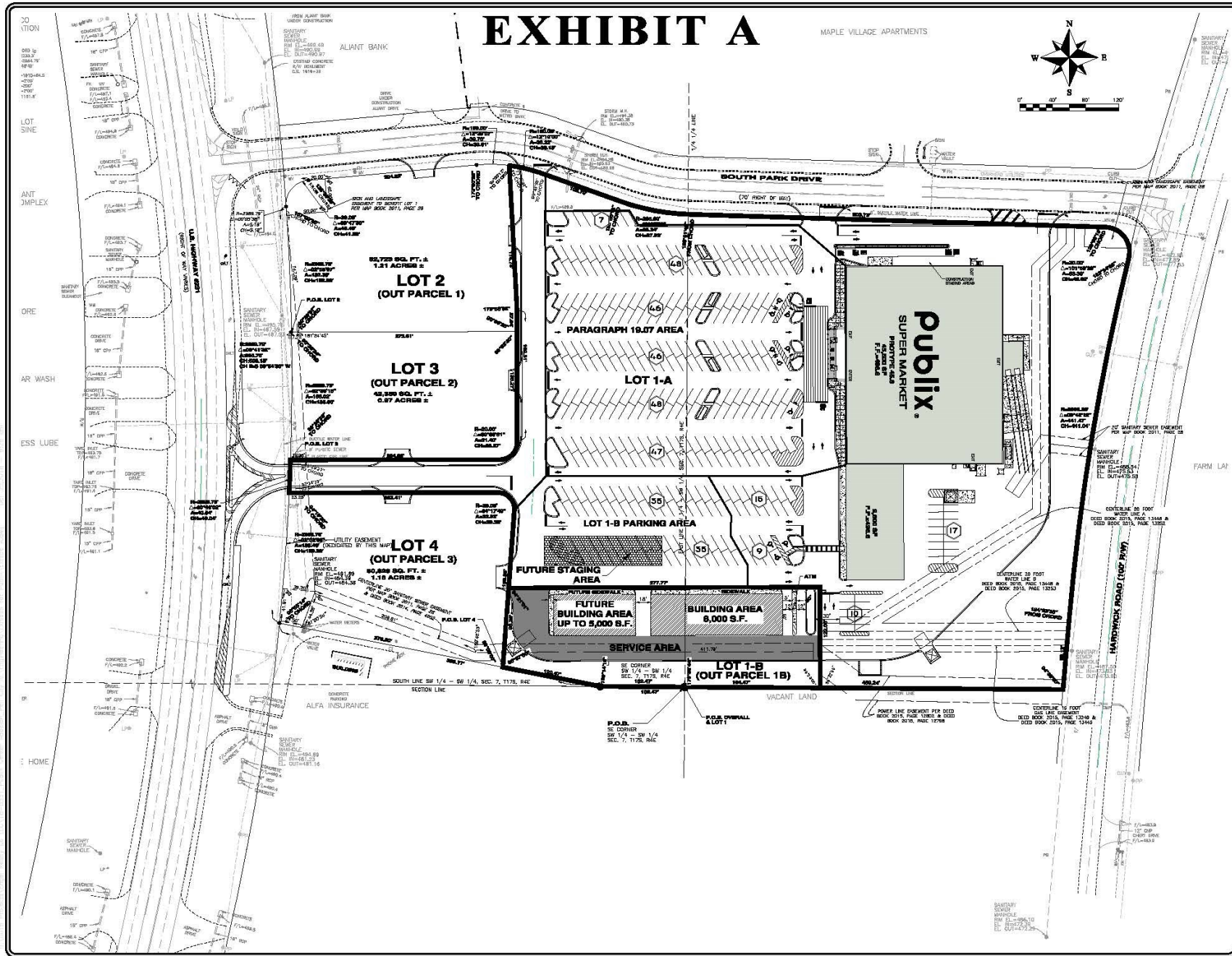
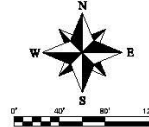
TEXACO

U-HAUL  
AUTHORIZED DEALER

havoline  
xpress  
lube

# EXHIBIT A

MAPLE VILLAGE APARTMENTS

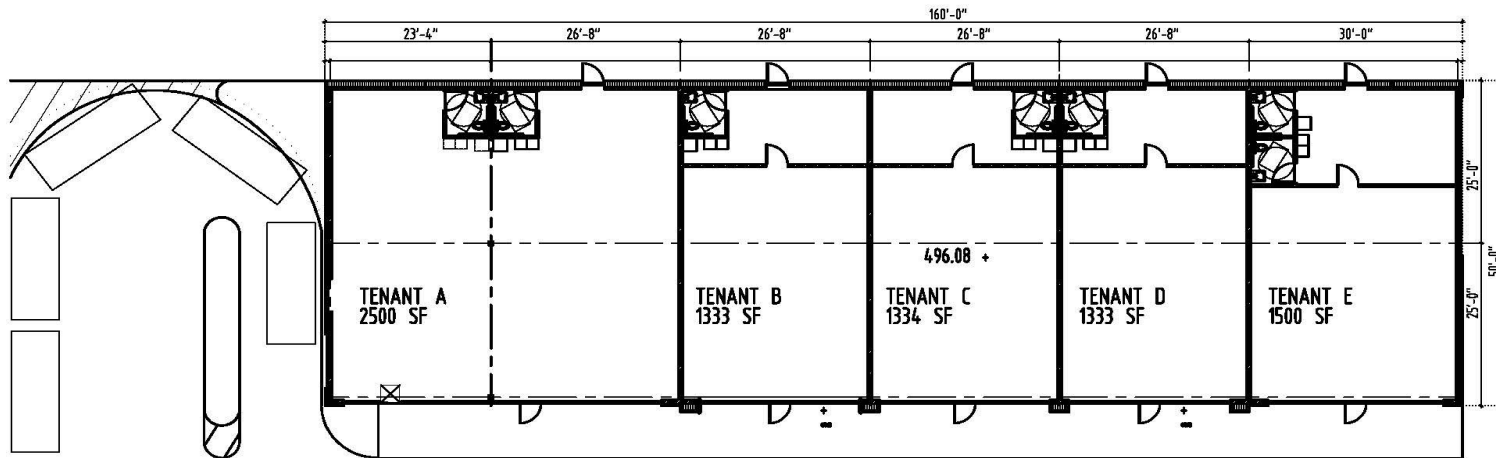


NO.	DATE	REVISION

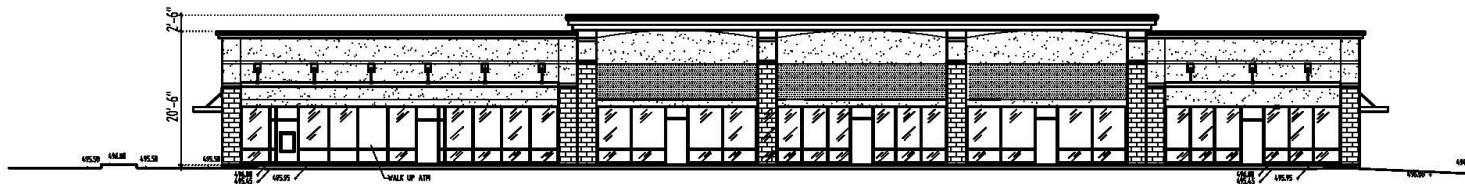
**SITE PLAN**  
**Publix Center**  
 231 South L.L.C.

**GONZALEZ, STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
 11200 N. UNIVERSITY AVENUE, SUITE 1200  
 TAMPA, FL 33613  
 (813) 889-8800

DATE: 01-20  
 DRAWN BY: [unintelligible]



FLOOR PLAN  3/64" - 1'-0"



FRONT ELEVATION  3/64" - 1'-0"

### SOUTH PARK CENTER ADDITION

ENGEL REALTY COMPANY, LLC 951 18TH STREET SOUTH, SUITE 200, BIRMINGHAM, AL 35205

DAN ANDERSON EXECUTIVE VICE PRESIDENT/PRINCIPAL

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