

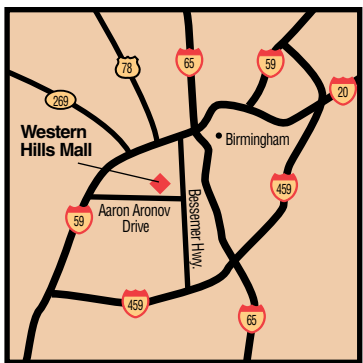
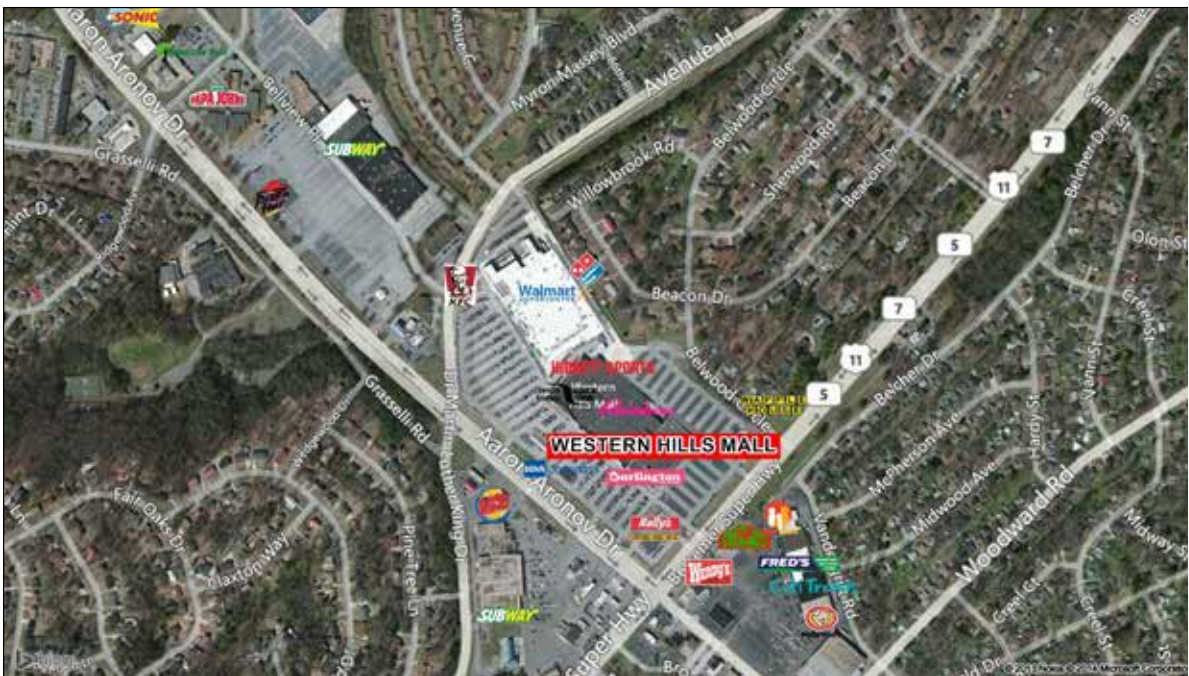
The Market

Total Trade	
Area Population	333,299
Average Household Income	\$60,288

Traffic Count

	<u>VPD</u>
Aaron Aronov Dr	32,710
Bessemer Hwy / US Hwy 11	39,540

For Leasing Information
Contact Allen Schmidt
334-277-1000 ext. 425
allen.schmidt@aronov.com



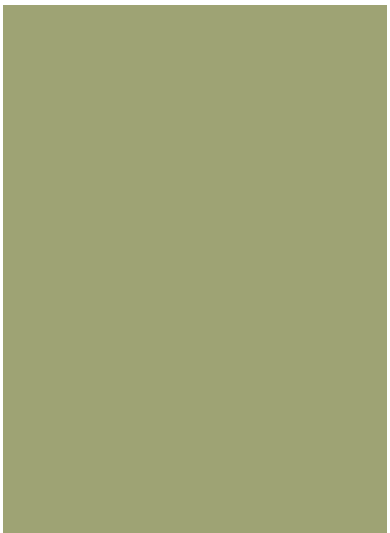
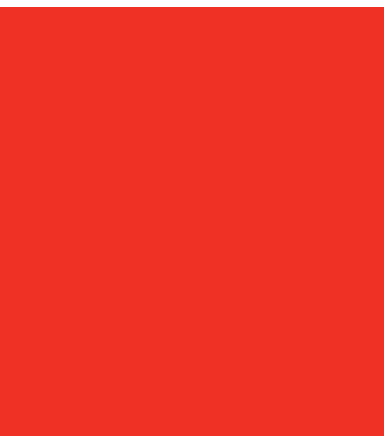
3500 Eastern Boulevard
Montgomery, AL 36116
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Western Hills Mall

Birmingham, Alabama



call 334.277.1000 or visit www.aronov.com

The Center

Western Hills Mall *Birmingham, Alabama*

Project Highlights

- Located at the business intersection of Bessemer Highway / US Highway 11 (Average Daily Traffic Count – 39,540) and Aaron Aronov Drive (Average Daily Traffic Count – 32,710).
- Western Hills Mall has excellent ingress and egress with eight traffic entrances.
- The Mall is centrally located between several regional attractions in the west side of metropolitan Birmingham, including Alabama Adventure Park, Legion Field (home of the Magic City Football Classic) and the Jefferson County Fairgrounds.
- Anchored by a full service, 187,200 square foot Wal-Mart SuperCenter offering grocery, pharmacy, automotive and electronics.
- Anchored by the only Burlington Coat Factory servicing the western side of the trade area.
- The only enclosed climate-controlled shopping center serving the western side of metropolitan Birmingham.
- The market includes 21,163 businesses which employ 268,981 persons.

The Project

Wal-Mart SuperCenter,
Burlington Coat Factory

Total Square Feet **547,926**

The Site

