

Western Hills Mall *Birmingham, Alabama*

The Market

Total Trade
Area Population **339,505**

Average Household
Income **\$57,946**

Traffic Count

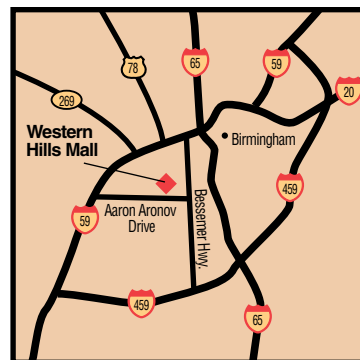
VPD
Aaron Aronov Dr **32,710**

Bessemer Hwy /
US Hwy 11 **39,540**

For Leasing Information
Contact Leslie Zeanah
334-277-1000 ext. 539
leslie.zeanah@aronov.com



Artist's Rendering



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Montgomery, AL 36116
www.aronov.com
tel 334-277-1000
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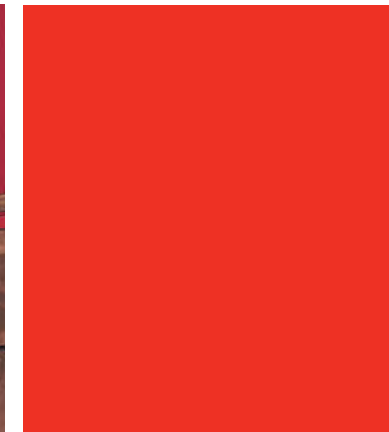
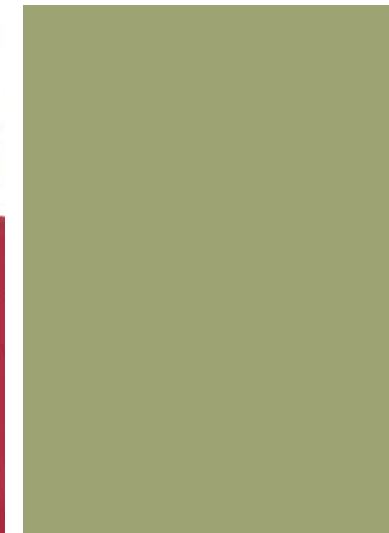
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call 334.277.1000 or visit www.aronov.com

The Center

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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 12,901 businesses which employ 158,337 persons.

The Project

7201 Aaron Aronov Drive
Fairfield, AL 35064

Burlington Coat Factory

Total Square Feet **547,926**



The Site

Bessemer Hwy / US Highway 11