

# PREIT Retail

## GADSDEN MALL



Gadsden Mall is located in Gadsden, Alabama, the commercial and retail hub for Northeast Alabama, encompassing a trade area population of 440,000 in a 30-mile radius of the property. The center is anchored by Belk, Sears, a new prototype JCPenney and a 16-screen stadium seating Premiere Cinema, the only cinema within a 45-minute drive that offers stadium seating. The mall also features an excellent roster of national retailers such as Aéropostale, American Eagle Outfitters, GAP, Victoria's Secret, Bath & Body Works, The Body Shop, PacSun and Ruby Tuesday. In 2006, the mall underwent a cosmetic renovation including updating interior paint, carpet and lighting.

### MARKET INFORMATION

- Gadsden – Etowah County is the commercial and retail hub for Northeast Alabama having a labor force of approximately 49,000 people with more than 170 manufacturing and service companies located in the area.
- The county is the home to several regional medical centers, hospital and rehabilitation centers. The two largest are the 346-bed Gadsden Regional Medical Center and the Riverview Regional Medical Center, a 281-bed acute care hospital.

### MALL HIGHLIGHTS

CENTER SIZE  
504,194 sf

ANCHOR STORES  
JCPenney – 88,146 sf  
Sears – 112,250 sf  
Belk – 80,240 sf

JUNIOR ANCHORS  
& OUTPARCEL  
Premiere Cinema – 51,840 sf

### FOOD COURT

Number of Units – 8

### TRADE AREA DEMOGRAPHIC INFORMATION

POPULATION	440,531
HOUSEHOLDS	176,513
AVG. HH INCOME	\$47,400
AVG. HOMEVALUE	\$125,251
MEDIAN AGE	39.1

Source: ESRI