



COME TOGETHER

PINNACLE

TRUSSVILLE

5000-5084 PINNACLE SQUARE | TRUSSVILLE, AL

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Pinnacle is a 249,000 SF first-class, well-anchored center of community activity located in a dominant retail corridor drawing from an extended trade area exceeding 15 miles. Pinnacle's immediate trade area is home to best-in-class retailers and benefits from immediate proximity to I-59 and I-459, one of the region's major travel corridors.



1.8 million annual visitors to Pinnacle with **21.39% growth in tenant sales 2021 vs 2019**



Valley Road Extension diverts US Highway 11 traffic directly into and in front of the Pinnacle



91% of the occupied GLA is supported by National/Regional brands



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Pinnacle is under new, well capitalized ownership who is making significant investments into the property to create a family-friendly community gathering spot. With large tenant allowances and flexible lease terms available, local tenants will have the opportunity to create businesses alongside well-known and loved anchor tenants that attract shoppers - a place where local businesses and entrepreneurs can thrive. This updated family-centric space will include entertainment options, greenspace for events, improved lighting, and more!



24 million annual visitors to Pinnacle's 5-Mile Trade Area



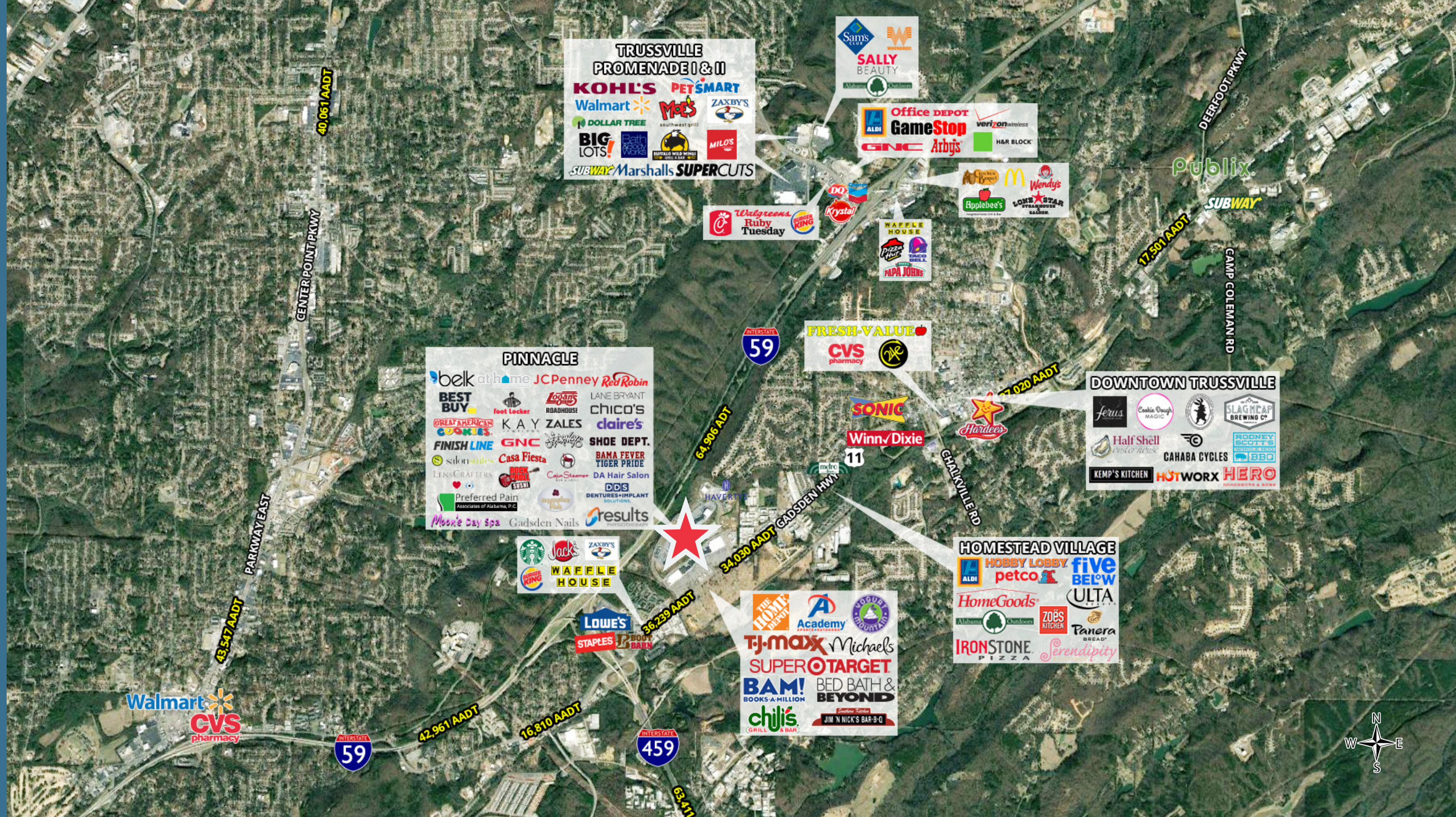
Shadowed by Top Tier shopping center with 5.6 million annual visitors - 6th Most Visited in Alabama (out of 470)



8.4 million square feet of retail within 5-mile trade area



Market Aerial



KEY FACTS

ESRI FORECASTS FOR 2020

	POPULATION	AVERAGE HOUSEHOLD INCOME	HIGHER EDUCATION	DAYTIME EMPLOYMENT	TOTAL DAYTIME POPULATION
	36,514 (3)	\$74,944 (3)	29.0% (3)	21,027 (3)	37,876 (3)
	90,490 (5)	\$74,761 (5)	26.0% (5)	33,851 (5)	83,495 (5)
	236,827 (10)	\$84,809 (10)	30.0% (10)	95,416 (10)	227,037 (10)

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AVAILABLE SPACES

Suite 230	AVAILABLE	2,810 SF	Suite 510	AVAILABLE	4,050 SF	Suite 950	AVAILABLE	2,000 SF	Suite 1420	AVAILABLE	1,600 SF
Suite 310	AVAILABLE	5,500 SF	Suite 630	AVAILABLE	4,000 SF	Suite 1010	AVAILABLE	1,000 SF	Suite 1505	AVAILABLE	2,546 SF
Suite 320	AVAILABLE	5,500 SF	Suite 940	AVAILABLE	3,800 SF	Suite 1020	AVAILABLE	6,500 SF	Suite 1510	AVAILABLE	2,254 SF
Suite 410	AVAILABLE	5,800 SF									



PROMENADE AT TUTWILER FARM
 SHADOWS PINNACLE
 TOP TIER SHOPPING CENTER | 5.6 MILLION ANNUAL VISITORS
 TOP 99TH PERCENTIL OF ALL SHOPPING CENTERS IN U.S.

PINNACLE

THE PARK AT HAMILTON PLACE
 WALKING TRAILS | COMMUNITY PARK
 OFFICE | DAYCARE

GRANDVIEW MEDICAL CENTER
 PROPOSED STAND ALONE ER

TUTWILER FARM RESIDENTIAL AREA
 POPULATION | 5,012
 HOUSEHOLDS | 2,036
 AVERAGE HH INCOME | \$114,150
 DAYTIME POPULATION | 5,849
2020 ESRI

VALLEY ROAD EXTENSION
 DIVERTS TRAFFIC FROM HIGHWAY 11
 DIRECTLY INTO & IN FRONT OF PINNACLE
 BYPASS ROAD CONSTRUCTED
 PRIMARILY FOR AFFLUENT POCKET OF
 RESIDENTS IN SHADED AREA

NEARBY AREA TRAFFIC DRIVERS

WALKABLE ENTERTAINMENT DISTRICT
 (3 MILES NW OF PINNACLE)

TRUSSVILLE'S ONLY OUTDOOR STAGE AND CONCERT VENUE, A 27-FOOT-WIDE LED SCREEN BACKDROP FOR MOVIES OR GAME WATCH, AN OUTDOOR PAVILION WITH CAPACITY FOR A FARMER'S MARKET OR UP TO 2,500 CONCERT SPECTATORS - A COMMUNITY GATHERING PLACE FOR THE FAMILY



TRUSSVILLE ATHLETICS COMPLEX
 (5.5 MILES NW OF PINNACLE)

128 ACRE COMPLEX HOSTS TOURNAMENTS FOR MANY SPORTS INCLUDING SOFTBALL, SOCCER, BASEBALL, AND FOOTBALL

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