

# ARONOV

## Western Hills Mall *Birmingham, Alabama*

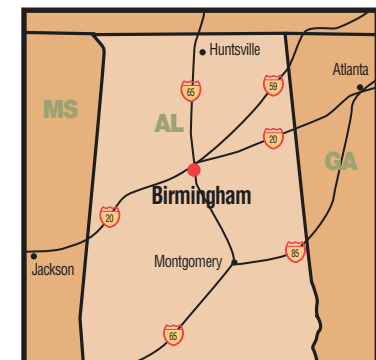
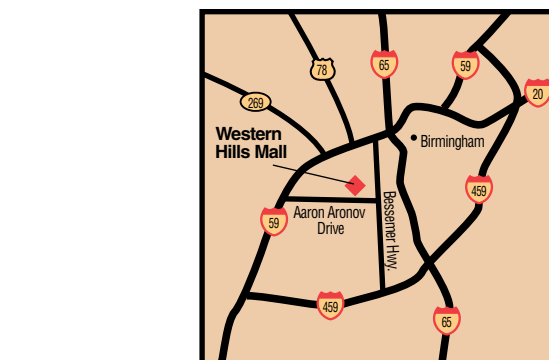
### The Market

Total Trade  
 Area Population **310,506**  
 Average Household  
 Income **\$45,170**

### Traffic Count

VPD  
 Aaron Aronov Dr **32,710**  
 Bessemer Hwy /  
 US Hwy 11 **39,540**

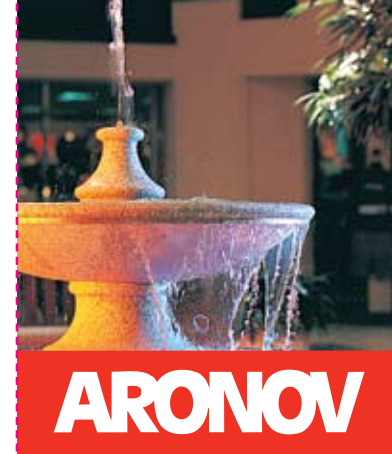
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04/11



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call 334.277.1000 or visit [www.aronov.com](http://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 10,374 businesses which employ 147,507 persons.

### The Project

Wal-Mart SuperCenter,  
Burlington Coat Factory

Total Square Feet **547,926**



### The Site

Bessemer Hwy / US Highway 11