



CRAWFORD SQUARE
REAL ESTATE ADVISORS



SOUTHGATE VILLAGE

1920-1950 Highway 31 South | Pelham, AL 35244



FEATURED TENANTS



LEASING MANAGER
HAMILTON HUBER +1(205) 795-3469
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PROPERTY HIGHLIGHTS

- Located in high-growth Shelby County on the major travel corridor, Highway 31
- Highly visible with convenient access at signalized hard corner of Hwy 31 and Valleydale Rd
- Anchored by the only traditional grocery in the sub-market, Publix
- Easy access with six points of ingress and egress
- Regionally accessible with close proximity to I-65 which boasts 125,000 VPD
- Rare end cap availability with drive-thru opportunity

POPULATION

3 mile	39,541
5 mile	97,972
10 mile	342,185

DAYTIME POPULATION

3 mile	51,725
5 mile	105,226
10 mile	196,245

DEMOGRAPHICS



HOUSEHOLDS

3 mile	17,211
5 mile	39,760
10 mile	138,302

AVG HH INCOME (\$)

3 mile	106,551
5 mile	122,253
10 mile	122,241

MED HH INCOME (\$)

3 mile	72,016
5 mile	84,508
10 mile	81,923



31

59

459

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

20

IRONDALE

20

20

65

BIRMINGHAM

MOUNTAIN BROOK

459

OVERTON

20

280

HOMEWOOD

THE SUMMIT

65

VESTAVIA HILLS

459

31

SOUTHGATE VILLAGE

HOVEER

SHOAL CREEK

20

MEADOWBROOK

280

20

459

CHELSEA

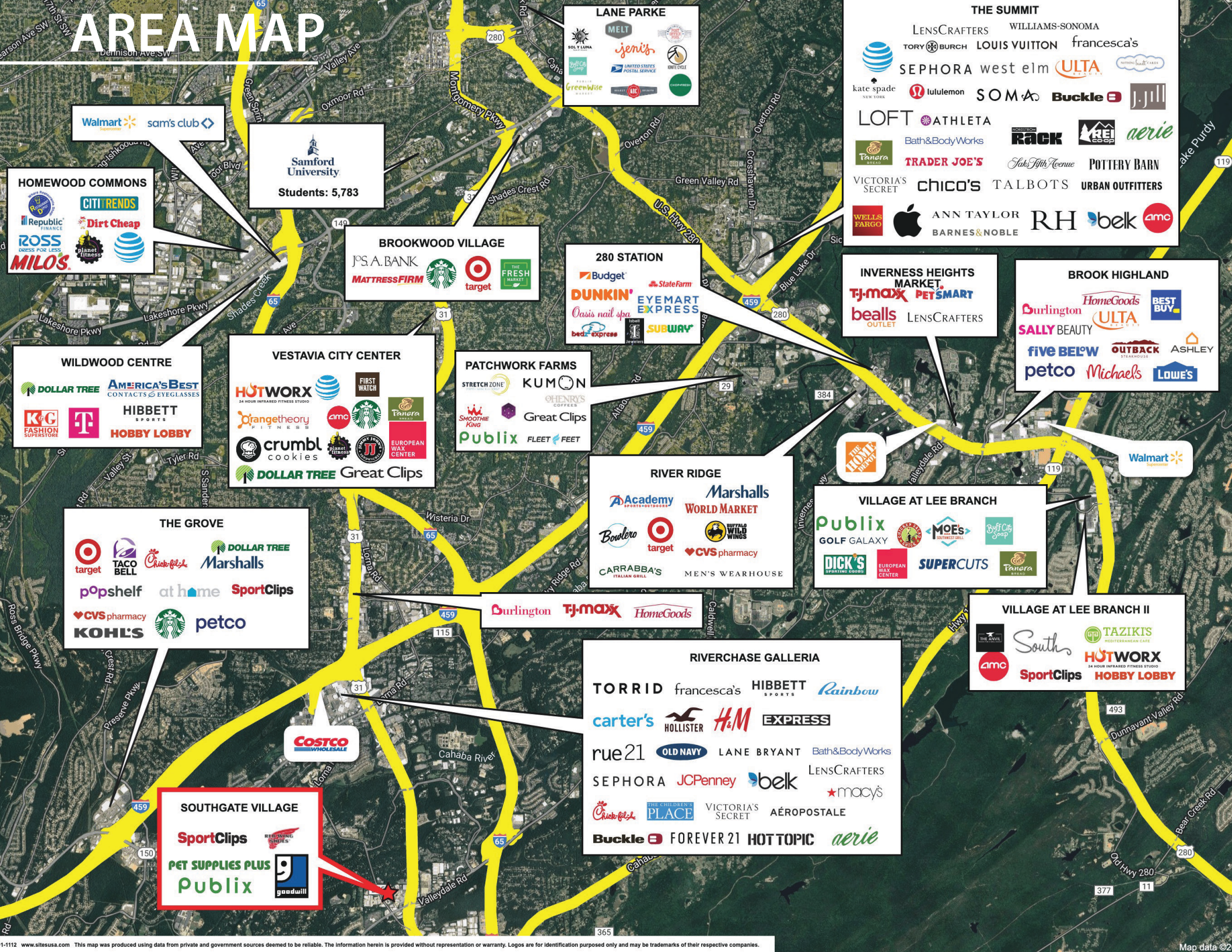
280

459

65

N

AREA MAP



Walmart **sam's club**

Samford University
Students: 5,783

LANE PARKE
MELT
jenie's
UNITED STATES POSTAL SERVICE
GreenWise MARKET
ONE CYCLE
GREENPEDIA

THE SUMMIT
LENSCRAFTERS WILLIAMS-SONOMA
TORY BURCH LOUIS VUITTON francesca's
SEPHORA west elm ULTA
kate spade lululemon SOMA Buckle J.Jill
LOFT ATHLETA
Bath&BodyWorks RACK REI aerie
Tanera TRADER JOE'S Saks Fifth Avenue POTTERY BARN
VICTORIA'S SECRET CHICO'S TALBOTS URBAN OUTFITTERS
WELLS FARGO Apple ANN TAYLOR BARNES&NOBLE RH belk amc

HOMWOOD COMMONS
CITI TRENDS
Republic Finance Dirt Cheap
ROSS MILOS planet fitness

BROOKWOOD VILLAGE
JOS. A. BANK Starbucks target THE FRESH MARKET

280 STATION
Budget State Farm
DUNKIN' EYEMART EXPRESS
Oasis nail spa SUBWAY

INVERNESS HEIGHTS MARKET
TJ-MAXX PETSMART
bealls LENS CRAFTERS

BROOK HIGHLAND
HomeGoods BEST BUY
Burlington HomeGoods ULTA
SALLY BEAUTY
five BEL'W OUTBACK ASHLEY
petco Michaels LOWE'S

WILDWOOD CENTRE
DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGLASSES
K&G FASHION HIBBETT SPORTS
HOBBY LOBBY

VESTAVIA CITY CENTER
HOTWORX FIRST WATCH
OrangeTheory Fitness AMC Starbucks Tanera
crumbl cookies planet fitness EUROPEAN WAY CENTER
DOLLAR TREE Great Clips

PATCHWORK FARMS
STRETCH ZONE KUMON
OHENRY'S COFFEES
SMOOTHIE KING Great Clips
Publix FLEET FEET

RIVER RIDGE
Academy Sports & Outdoors Marshalls
World Market
Bowlero target BUFFALO WILD WINGS
CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

VILLAGE AT LEE BRANCH
Publix GOLF GALAXY MOE'S Buff City Soap
DICK'S SPORTING GOODS EUROPEAN WAY CENTER SUPERCUTS Tanera

THE GROVE
target TACO BELL Chick-fil-A DOLLAR TREE Marshalls
popshef at home SportClips
CVS pharmacy Starbucks petco

Burlington TJ-MAXX HomeGoods

VILLAGE AT LEE BRANCH II
South TAZIKIS
amc SportClips HOTWORX HOBBY LOBBY

RIVERCHASE GALLERIA
TORRID francesca's HIBBETT SPORTS Rainbow
carter's HOLLISTER H&M EXPRESS
rue21 OLD NAVY LANE BRYANT Bath&BodyWorks
SEPHORA JCPenney belk LENS CRAFTERS
Chick-fil-A THE CHILDREN'S PLACE VICTORIA'S SECRET macy's
AÉROPOSTALE
Buckle FOREVER 21 HOT TOPIC aerie

SOUTHGATE VILLAGE
SportClips
PET SUPPLIES PLUS
Publix goodwill

COSTCO WHOLESALE

AREA MAP

SOUTHGATE VILLAGE

Waffle House

EXPRESS OIL CHANGE

cricket wireless

Walgreens

CIRCLE K

Zabata MEXICAN RESTAURANT

ihop

MILO'S

PAPA JOHN'S

ALDI

RIVERCHASE CARPET and FLOORING

US 31

PELHAM Diner

Walmart

WARRIOR



SUITE	TENANT	GLA (SF)
1	AVAILABLE	2,334
2	YAN EXPRESS	1,200
3	BELLA NAILS	1,200
4	PUBLIX SUPER MARKET	46,733
5	SPORTCLIPS HAIRCUTS	1,300
6	AVAILABLE	1,300
7	RED WING SHOES	1,300
9	LENDMARK FINANCIAL SERVICES	2,075
10	AVAILABLE	1,225
11	AVAILABLE	1,200
12	PET SUPPLIES PLUS	10,125
13	AVAILABLE	2,400
14	TONY'S HOT DOGS	1,200
15	GOODWILL	1,500

