



CRAWFORD SQUARE
REAL ESTATE ADVISORS



VILLAGE AT LEE BRANCH II

611 Doug Baker Boulevard · Birmingham, AL 35242

FEATURED TENANTS



tazikis
MEDITERRANEAN CAFE



LEASING AGENT

WILL REIS +1 (205) 453-6240

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PROPERTY HIGHLIGHTS

- The center benefits from a trade area that expands over 30 miles to the east and over 10 miles to the west into downtown Birmingham along the 280 corridor
- Located in a strong demographic area where the average household Income is in excess of \$130,000 in a 5 mile radius
- Strong anchor tenants featuring AMC Theaters, Urban Home Market, and Hobby Lobby and shadow anchors Publix and Dick's Sporting Goods

POPULATION

3 mile	40,957
5 mile	64,266
10 mile	284,317

DAYTIME POPULATION

3 mile	42,979
5 mile	75,384
10 mile	313,800

DEMOGRAPHICS



HOUSEHOLDS

3 mile	17,119
5 mile	30,135
10 mile	119,357

AVG HH INCOME (\$)

3 mile	141,212
5 mile	158,093
10 mile	152,008

MED HH INCOME (\$)

3 mile	99,524
5 mile	97,728
10 mile	87,481



31

59

459

20

20

65

20

459

20

BIRMINGHAM

BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL
AIRPORT

MOUNTAIN
BROOK

OVERTON

280

THE SUMMIT

VILLAGE AT LEE BRANCH
PHASE II

HOMEWOOD

65

31

VESTAVIA HILLS

459

LAKE PURDY

SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

CHELSEA

280

20

459

65

459



AREA MAP

Downtown Business District



THE UNIVERSITY OF ALABAMA AT BIRMINGHAM
Students: 22,000+



Samford University
Students: 5,783

HOMWOOD COMMONS



THE SUMMIT



BROOK HIGHLAND



BROOKWOOD VILLAGE



280 STATION



VESTAVIA CITY CENTER



WILDWOOD CENTRE



PATCHWORK FARMS



RIVER RIDGE



RIVERCHASE GALLERIA



INVERNESS HEIGHTS MARKET



VILLAGE AT LEE BRANCH



VILLAGE AT LEE BRANCH II



AREA MAP



VILLAGE AT
LEE BRANCH II



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