



CRAWFORD SQUARE
REAL ESTATE ADVISORS



VILLAGE AT LEE BRANCH II

611 Doug Baker Boulevard · Birmingham, AL 35242

FEATURED TENANTS



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

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

20

20

20

65

459

20

BIRMINGHAM

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

VILLAGE AT LEE BRANCH PHASE II

20

65

31

459

LAKE PURDY

VESTAVIA HILLS

SHOAL CREEK

HOOPER

65

MEADOWBROOK

280

20

459

CHSELSEA

280

459

65



Downtown Business District

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

LANE PARKE

jenie's MELT
 GreenWise
 UNITED FRUIT & VEGETABLE PROCESSORS
 MONTAGNA

THE SUMMIT

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

BROOK HIGHLAND

Durlington BEST BUY FIVE BELOW
 SALLY BEAUTY ULTA ASHLEY
 petco Michaels LOWE'S HomeGoods

HOMWOOD COMMONS

CITITRENDS ROSS MILOS
 DRESS FOR LESS Dirt Cheap Planet Fitness

Samford University
 Students: 5,783

BROOKWOOD VILLAGE

J.P.S.A. BANK Starbucks target THE FRESH MARKET
 MATTRESS FIRM

280 STATION

Oasis nail spa EYEMART EXPRESS
 DUNKIN' SUBWAY
 Budget best express

VESTAVIA CITY CENTER

Orangetheory FITNESS FIRST WATCH
 HOTWORX 24 HOUR IMPROVED FITNESS STUDIO
 crumbl cookies Planet Fitness EUROPEAN WAL CENTER
 DOLLAR TREE Great Clips

PATCHWORK FARMS

STRETCHZONE GLEN'S CORPORA
 Great Clips KUMON
 SMOOTHIE KING FLEET FEET
 Publix

WILDWOOD CENTRE

DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGLASSES
 HIBBETT K&G FASHION SUPERSTORE T HOBBY LOBBY

RIVER RIDGE

Marshalls Academy WORLD MARKET
 Bowlero target WICK WINDS
 CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

VILLAGE AT LEE BRANCH

Publix GOLF GALAXY MOE'S BUFF CITY GRILL
 DICK'S SPORTING GOODS EUROPEAN WAL CENTER SUPERCUTS
 TARRERA

RIVERCHASE GALLERIA

TORRID francesca's HIBBETT SPORTS Rainbow
 carter's HOLLISTER H&M EXPRESS
 rue21 OLD NAVY LANE BRYANT Bath&BodyWorks
 SEPHORA JCPenney belk LENCRAFTERS
 Chick-fil-ah PLACE VICTORIA'S SECRET AÉROPOSTALE
 Buckle FOREVER 21 HOT TOPIC aerie

INVERNESS HEIGHTS MARKET

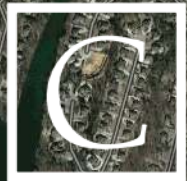
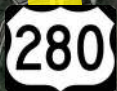
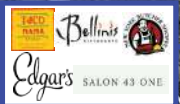
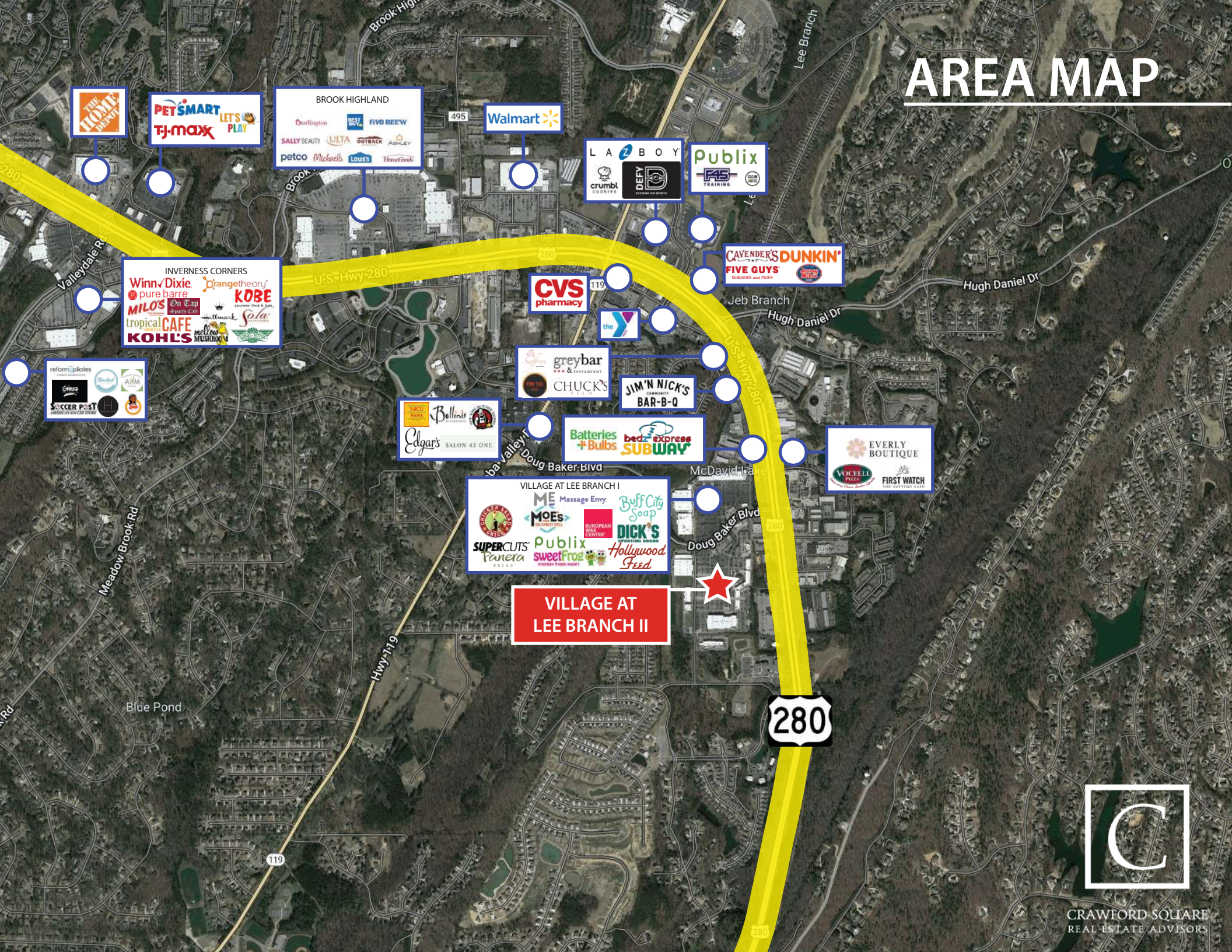
TJ-MAXX PETS MART
 LENCRAFTERS

VILLAGE AT LEE BRANCH II

South TAZIKIS
 AMC SportClips HOBBY LOBBY
 HOTWORX 24 HOUR IMPROVED FITNESS STUDIO

COSTCO WHOLESALE

AREA MAP



THE VILLAGE AT LEE BRANCH II - BIRMINGHAM, AL

