



CRAWFORD SQUARE
REAL ESTATE ADVISORS



VILLAGE AT LEE BRANCH II

611 Doug Baker Boulevard · Birmingham, AL 35242

FEATURED TENANTS



LEASING AGENT
ERIK SCHATZ (205) 253 4924
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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

HOOVER

65

MEADOWBROOK

280

20

459

CHSELSEA

280

459

65



Downtown Business District

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

LANE PARKE

Samford University
 Students: 5,783

THE SUMMIT

BROOK HIGHLAND

HOMWOOD COMMONS

BROOKWOOD VILLAGE

280 STATION

VESTAVIA CITY CENTER

PATCHWORK FARMS

WILDWOOD CENTRE

RIVER RIDGE

VILLAGE AT LEE BRANCH

RIVERCHASE GALLERIA

INVERNESS HEIGHTS MARKET

VILLAGE AT LEE BRANCH II

AREA MAP



THE HOME DEPOT

PETSMART
TJ-maxx LET'S PLAY

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

Walmart

LA 2 BOY
crumbl COOKIES DEBY

Publix
F5 TRAINING CLEAN JERSEY

INVERNESS CORNERS
Winn-Dixie pure barre orange theory
MILOS On Tap KOBE
tropical CAFE @ parts Cafe
KOHLS meLoon MUSHROOM

reform pilates
Grinza
SOCCER POST AMERICA'S SOCCER STORE

CVS pharmacy

CAVENDER'S DUNKIN'
FIVE GUYS BURGER & FRIES

greybar
CHUCK'S

JIM NICK'S
BAR-B-Q

JURCO JARAL Bellinis
Edgar's SALON 43 ONE

Batteries + Bulbs bed, express
SUBWAY

EVERLY BOUTIQUE
VOCELLI PIZZA FIRST WATCH

VILLAGE AT LEE BRANCH I
ME Massage Envy Buff City Soap
MOES EUROPEAN VISA CENTER DICK'S
SUPER CUTS Panera sweetFrog Hollywood Feed

VILLAGE AT LEE BRANCH II



THE VILLAGE AT LEE BRANCH II - BIRMINGHAM, AL



1401 Available 2,400 SF

1403 Available 1,200 SF

1407 Pak Mail 2,400 SF

1408 Sport Clips 1,200 SF

1404 ATI Physical Therapy 2,400 SF

1409 B Photograph Studio 1,200 SF

1410 Scent Hound 1,200 SF

1412 Sarpeggio's Pizza 2,400 SF

1012 Available 7,040 SF

1001 Available 16,600 SF

1201 Hobby Lobby 56,030 SF

801 American Multi-Cinema 67,950 SF

7004 AVAILABLE 1,200

7001 East 59 4,800 SF

7007 Caché Salon 1,200 SF

6103 Anvil Pub and Grill 5,152 SF

6110 AVAILABLE 1,200 SF

6113 Shape & Glow 1,200 SF

6003 Nails Of Grace 1,200 SF

7009 South Boutique 2,400 SF

6102 AVAILABLE 5,600 SF

7006 Painting With A Twist 1,200 SF

7007 B Available 1,200 SF

6111 Available 1,200 SF

6114 Hotworx 2,400 SF

6001 Sushi Village 2,400 SF

6201 AVAILABLE 5,328 SF

6112 Abielle Trading Co. 2,400 SF

6006 Taziki's Greek Fare 3,600 SF

6005 AVAILABLE 1,200 SF

6205 AVAILABLE 5,600 SF

6210 AVAILABLE 1,200 SF

6214 AVAILABLE 7,200 SF

