



CRAWFORD SQUARE
REAL ESTATE ADVISORS

Publix
FOOD & PHARMACY

SOUTHGATE VILLAGE

1920-1950 Highway 31 South | Pelham, AL 35244



FEATURED TENANTS



**PET
SUPPLIES
PLUS**
Minus
the hassle.



SportClips
[HAIRCUTS]

LEASING MANAGER

HAMILTON HUBER +1(205) 795-3469

hhuber@crawfordsq.com

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 (\$)

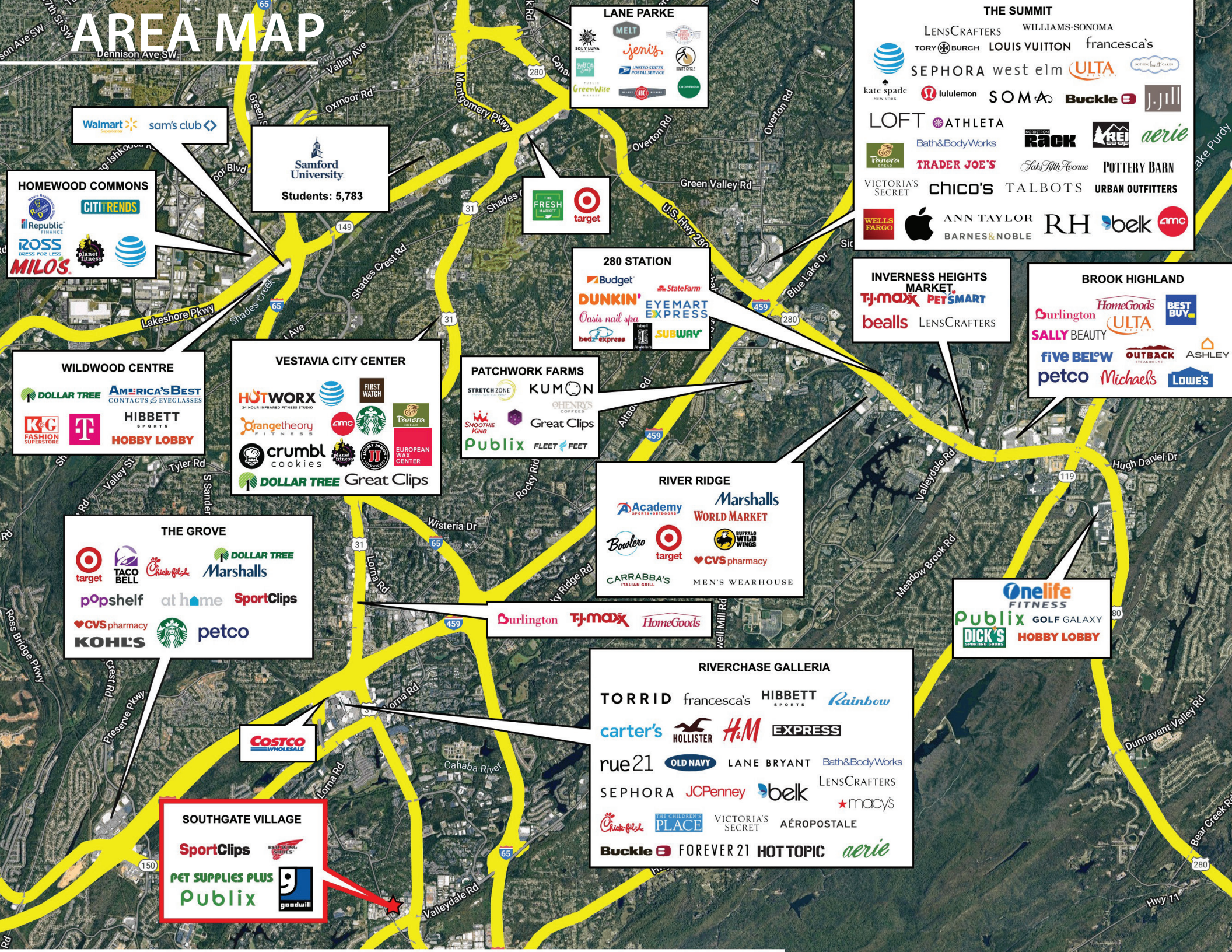
3 mile 106,551
5 mile 122,253
10 mile 122,241

MED HH INCOME (\$)

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



AREA MAP



LANE PARKE

SOLO LUNA
MELT
jenie's
UNITED STATES POSTAL SERVICE
GREENWIDE MARKET
KIDZ CYCLE

THE SUMMIT

LENSCRAFTERS
TORY BURCH
SEPHORA
kate spade
LOFT
ATHLETA
Bath & Body Works
TRADER JOE'S
VICTORIA'S SECRET
WELLS FARGO

WILLIAMS-SONOMA
LOUIS VUITTON
francesca's
west elm
ULTA
lululemon
SOMA
Buckle
J.Jill
Rack
REI
aerie
Saks Fifth Avenue
POTTERY BARN
TALBOTS
URBAN OUTFITTERS
ANN TAYLOR
BARNES & NOBLE
RH
belk
amc

HOMWOOD COMMONS

Walmart
sam's club
CITI TRENDS
Republic Finance
ROSS
MILOS
planet fitness
AT&T

Samford University

Students: 5,783

THE FRESH MARKET

target

280 STATION

Budget
DUNKIN'
Oasis nail spa
State Farm
EYEMART EXPRESS
SUBWAY

INVERNESS HEIGHTS MARKET

TJ-MAXX
PETSMART
bealls
LENSCRAFTERS

BROOK HIGHLAND

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

WILDWOOD CENTRE

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

VESTAVIA CITY CENTER

HOTWORX
OrangeTheory Fitness
crumbl cookies
DOLLAR TREE
Great Clips
AT&T
FIRST WATCH
Starbucks
Panera
AMC
EUROPEAN WAX CENTER

PATCHWORK FARMS

STRETCH ZONE
KUMON
OHENRY'S COFFEES
Great Clips
publix
FLEET FEET

RIVER RIDGE

Academy Sports & Outdoors
Bowlers
CARRABBA'S ITALIAN GRILL
Marshall's
WORLD MARKET
target
CVS pharmacy
MEN'S WEARHOUSE

THE GROVE

target
TACO BELL
Chick-fil-A
DOLLAR TREE
Marshall's
pOpshelf
at home
SportClips
CVS pharmacy
Starbucks
petco
KOHLS

Durlington
TJ-MAXX
HomeGoods

Onelife FITNESS

publix
DICK'S Sporting Goods
GOLF GALAXY
HOBBY LOBBY

COSTCO WHOLESALE

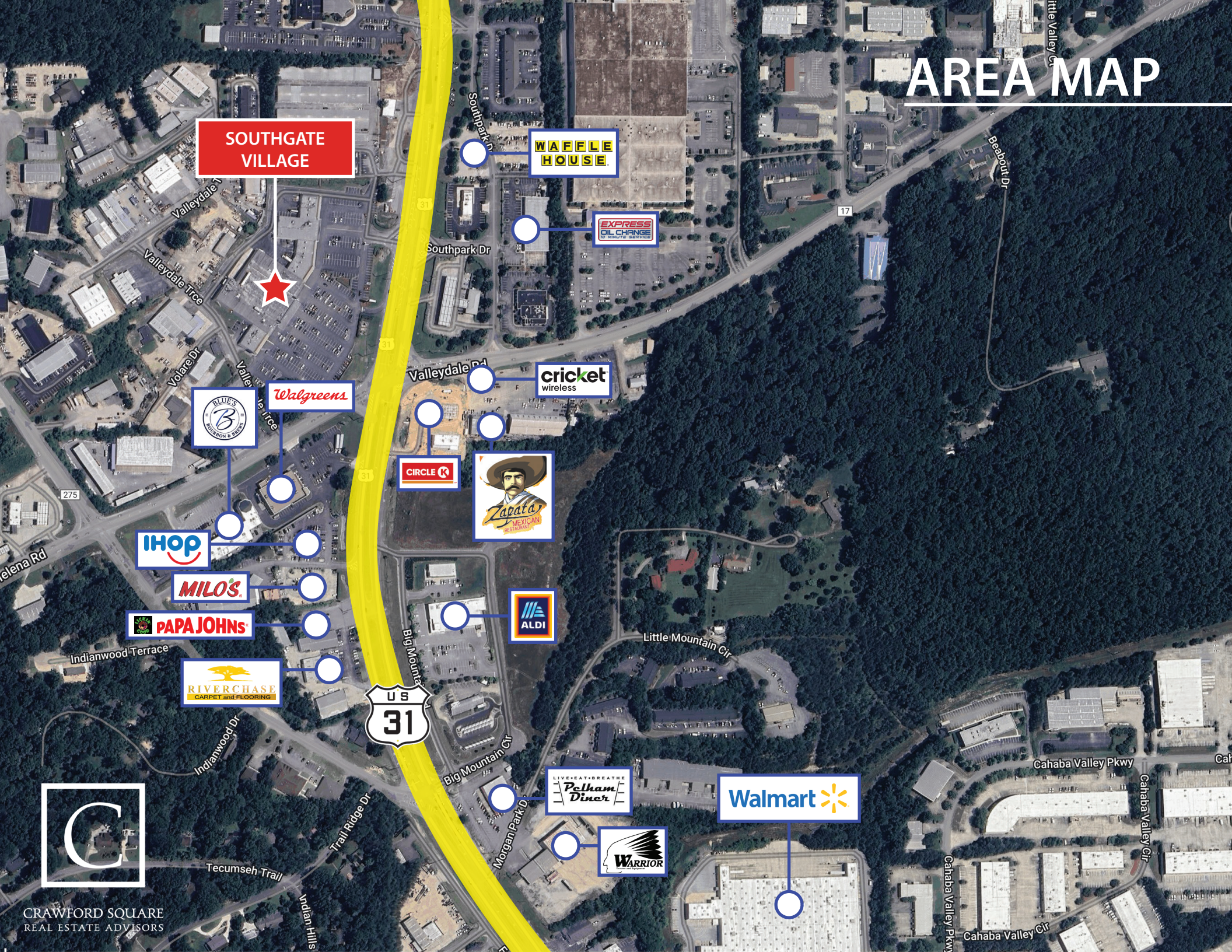
SOUTHGATE VILLAGE

SportClips
PET SUPPLIES PLUS
Publix
goodwill

RIVERCHASE GALLERIA

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

AREA MAP



SOUTHGATE
VILLAGE

Waffle
House

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

cricket
wireless

Walgreens

CIRCLE K

Zazata
MEXICAN
RESTAURANT

ihop

MILO'S

PAPA JOHN'S

RIVERCHASE
CARPET and FLOORING

ALDI

US
31

LIVE • EAT • BREATHE
Pelham
Diner

Walmart

WARRIOR

C

CRAWFORD SQUARE
REAL ESTATE ADVISORS

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	BLISS	1,200
12	PET SUPPLIES PLUS	10,125
13	AVAILABLE	2,400
14	TONY'S HOT DOGS	1,200
15	GOODWILL	1,500

