



CRAWFORD SQUARE
REAL ESTATE ADVISORS

Publix
FOOD & PHARMACY

SOUTHGATE VILLAGE

1920-1950 Highway 31 South | Pelham, AL 35244



FEATURED TENANTS



LEASING MANAGER

HAMILTON HUBER +1(205) 795-3469

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LEASING ASSOCIATE

PATRICK MASSEY +1(901) 444-1450

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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 (\$)

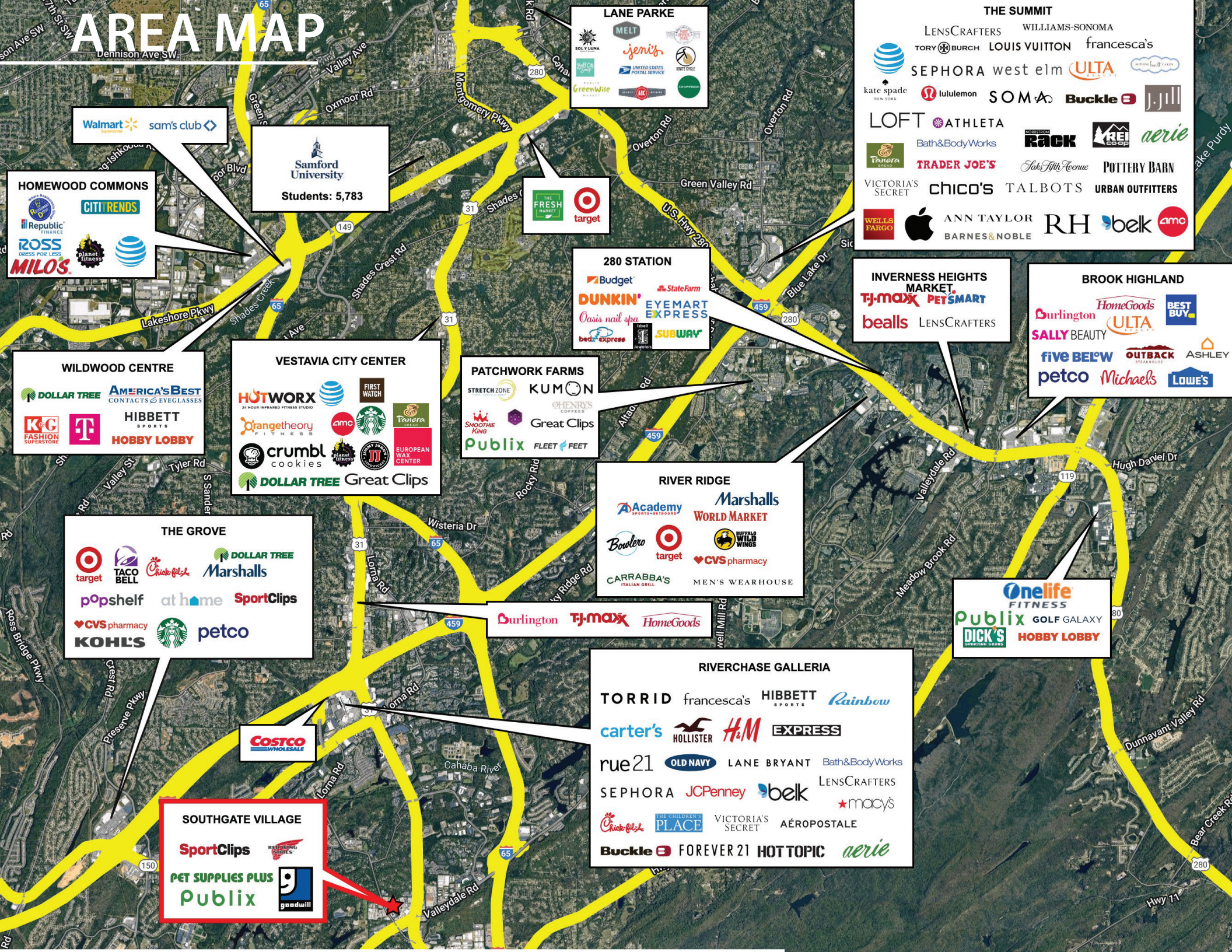
3 mile	106,551
5 mile	122,253
10 mile	122,241

MED HH INCOME (\$)

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



AREA MAP



Walmart **sam's club**

HOMWOOD COMMONS

CITI TRENDS

Republic FINANCIAL

ROSS DRESS FOR LESS

MILOS

planet fitness

AT&T

Samford University

Students: 5,783

THE FRESH MARKET

target

LANE PARKE

MELT

jenie's

UNITED STATES POSTAL SERVICE

GreenWave MARKET

ONE CYCLE

CONSPRESS

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**

TRADER JOE'S **Saks Fifth Avenue** **POTTERY BARN**

VICTORIA'S SECRET **chico's** **TALBOTS** **URBAN OUTFITTERS**

WELLS FARGO **Apple** **ANN TAYLOR** **RH** **belk** **amc**

BARNES & NOBLE

WILDWOOD CENTRE

DOLLAR TREE **AMERICA'S BEST CONTACTS & EYEGLASSES**

K&G FASHION SUPERSTORE **T** **HIBBETT SPORTS** **HOBBY LOBBY**

VESTAVIA CITY CENTER

HOTWORX **AT&T** **FIRST WATCH**

OrangeTheory FITNESS **amc** **Starbucks** **Panera**

crumbl cookies **planet fitness** **EUROPEAN WAX CENTER**

DOLLAR TREE **Great Clips**

PATCHWORK FARMS

STRETCH ZONE **KUMON**

SMOOTHIE KING **OHENRY'S COFFEES** **Great Clips**

publix **FLEET FEET**

280 STATION

Budget **State Farm**

DUNKIN' **EYEMART EXPRESS**

Oasis nail spa **bed & bath** **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**

THE GROVE

target **TACO BELL** **Chick-fil-A** **DOLLAR TREE** **Marshalls**

popshelf **at home** **SportClips**

CVS pharmacy **Starbucks** **petco** **KOHL'S**

COSTCO WHOLESALE

SOUTHGATE VILLAGE

SportClips **RECREATING SHOPS**

PET SUPPLIES PLUS **Publix** **goodwill**

RIVER RIDGE

Academy SPORTS+OUTDOORS **Marshalls**

Bowlers **target** **WORLD WINGS**

CARRABBA'S ITALIAN GRILL **CVS pharmacy** **MEN'S WEARHOUSE**

Durlington **TJ-maxx** **HomeGoods**

Onelife FITNESS

publix **GOLF GALAXY**

DICK'S SPORTING GOODS **HOBBY LOBBY**

RIVERCHASE GALLERIA

TORRID **francesca's** **HIBBETT SPORTS** **Rainbow**

carter's **HOLLISTER** **H&M** **EXPRESS**

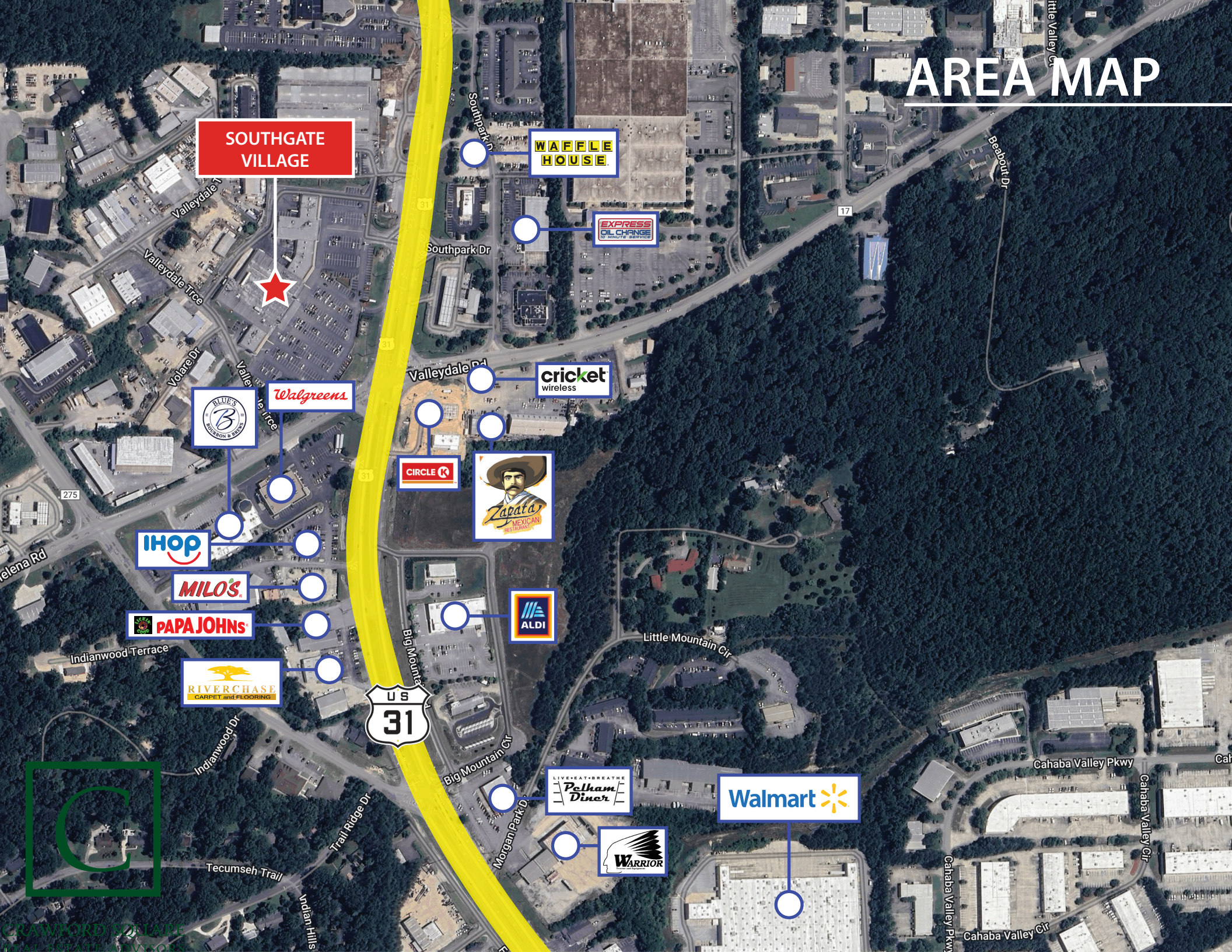
rue21 **OLD NAVY** **LANE BRYANT** **Bath&BodyWorks**

SEPHORA **JCPenney** **belk** **LENSCRAFTERS**

Chick-fil-A **THE CHILDREN'S PLACE** **VICTORIA'S SECRET** **AÉROPOSTALE** **macy's**

Buckle **FOREVER 21** **HOT TOPIC** **aerie**

AREA MAP



SOUTHGATE
VILLAGE

Waffle
House

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

cricket
wireless

Walgreens

CIRCLE K



ihop

MILO'S

PAPA JOHN'S

RIVERCHASE
CARPET and FLOORING

LIVE • EAT • BREATHE
Pelham
Diner

Walmart



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

LEASED

AVAILABLE

