



CRAWFORD SQUARE
REAL ESTATE ADVISORS



PROPERTY FOR SALE

1551 Montgomery Hwy · Hoover, AL 35216

LEASING MANAGER

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PROPERTY HIGHLIGHTS

- Purchase opportunity along Hwy 31 in Hoover, AL
- Full access from Hwy 31 & Lorna Road
- ±1 acre site available
- Zoned C-2 (Community Business District)
- Current Tenant's Lease expires March 2026
- Asking Price: \$1,900,000.00

POPULATION

3 mile	68,819
5 mile	147,405
10 mile	457,658

DAYTIME POPULATION

3 mile	65,860
5 mile	165,843
10 mile	573,101

DEMOGRAPHICS



HOUSEHOLDS

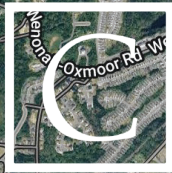
3 mile	29,610
5 mile	61,263
10 mile	192,373

AVG HH INCOME (\$)

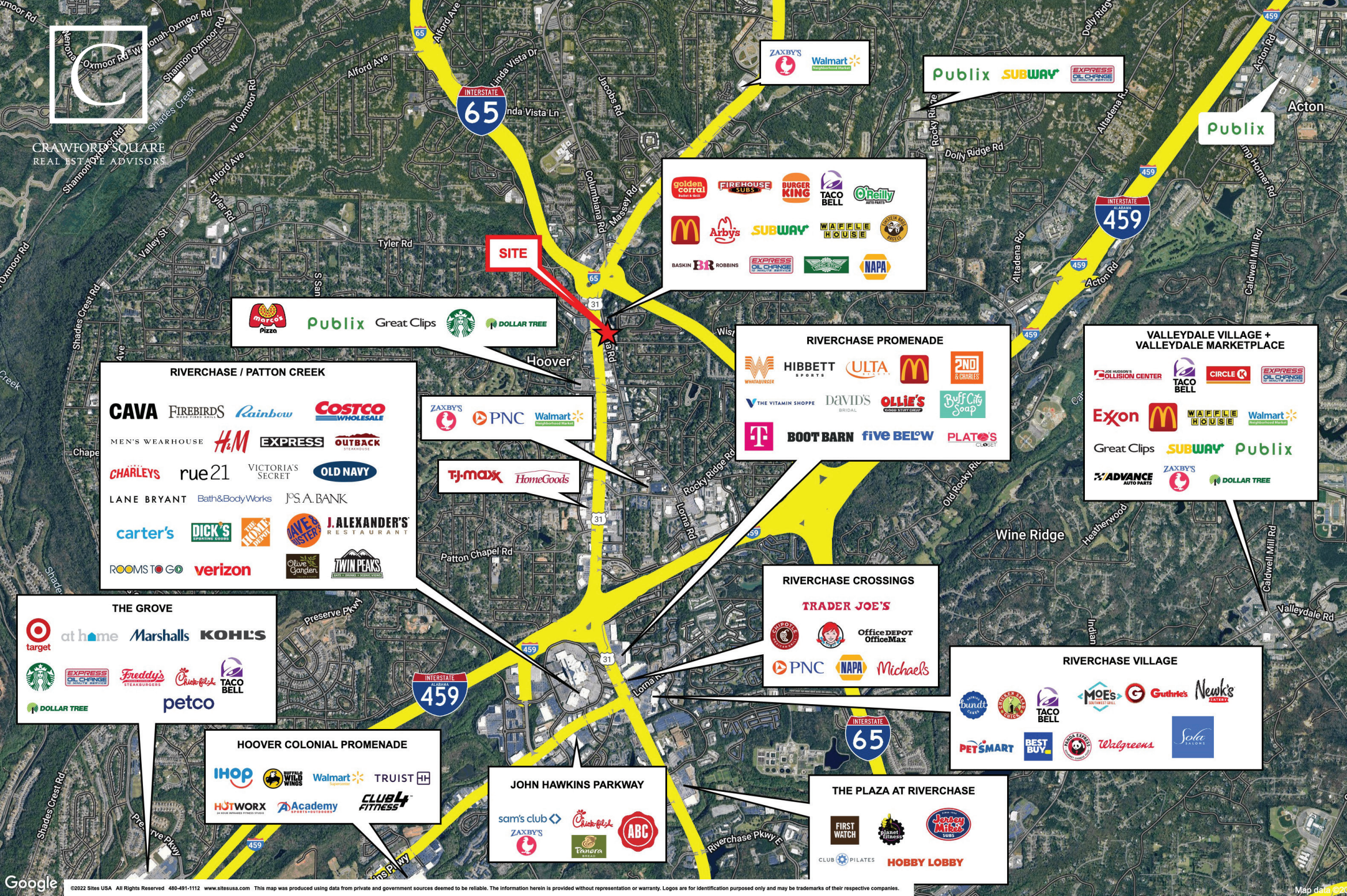
3 mile	127,375
5 mile	137,535
10 mile	117,257

MED HH INCOME (\$)

3 mile	87,492
5 mile	93,670
10 mile	75,719



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SITE

RIVERCHASE / PATTON CREEK

- CAVA FIREBIRDS Rainbow COSTCO WHOLESALE
MEN'S WEARHOUSE H&M EXPRESS OUTBACK
CHARLEYS rue21 VICTORIA'S SECRET OLD NAVY
LANE BRYANT Bath&BodyWorks J'S A. BANK
carter's DICK'S SPORTS SHIRT THE HOME DEPOT JAVE'S MASTER J.A. ALEXANDER'S RESTAURANT
ROOMSTOGO verizon Olive Garden TWIN PEAKS

THE GROVE

- target at home Marshalls KOHL'S
Starbucks EXPRESS OIL CHANGE FREDDY'S STEAKBURGERS Chick-fil-ee TACO BELL
DOLLAR TREE petco

HOOVER COLONIAL PROMENADE

- ihop BUFFALO WINGS Walmart TRUIST
HOTWORX Academy CLUB FITNESS

JOHN HAWKINS PARKWAY

- sam's club Chick-fil-ee ABC
ZAXBY'S Panera

RIVERCHASE PROMENADE

- HIBBETT SPORTS ULTA McDonald's 2ND & CHARLES
THE VITAMIN SHOPPE DAVID'S BRIDAL OLLIE'S Boff City Soap
T BOOT BARN five BELOW PLATOS CLOSET

RIVERCHASE CROSSINGS

- TRADER JOE'S
Office DEPOT OfficeMax
PNC NAPA Michaels

THE PLAZA AT RIVERCHASE

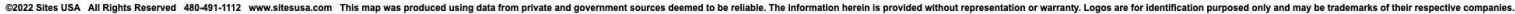
- FIRST WATCH Planet Fitness Jersey Mike's
CLUB PILATES HOBBY LOBBY

VALLEYDALE VILLAGE +
VALLEYDALE MARKETPLACE

- JOE HEDGECOCK COLLISION CENTER TACO BELL CIRCLE K EXPRESS OIL CHANGE
Exxon McDonald's WAFFLE HOUSE Walmart
Great Clips SUBWAY Publix
ADVANCE AUTO PARTS ZAXBY'S DOLLAR TREE

RIVERCHASE VILLAGE

- BUNDT CAKE CUPCAKE ORIGINS TACO BELL MOE'S G GUTHRIE'S Newk's
PETSMART BEST BUY WALGREENS Sola SALONS



marc-1
CAR WASH



5,474 VPD

14,874 VPD

Montgomery Hwy

35,677 VPD
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