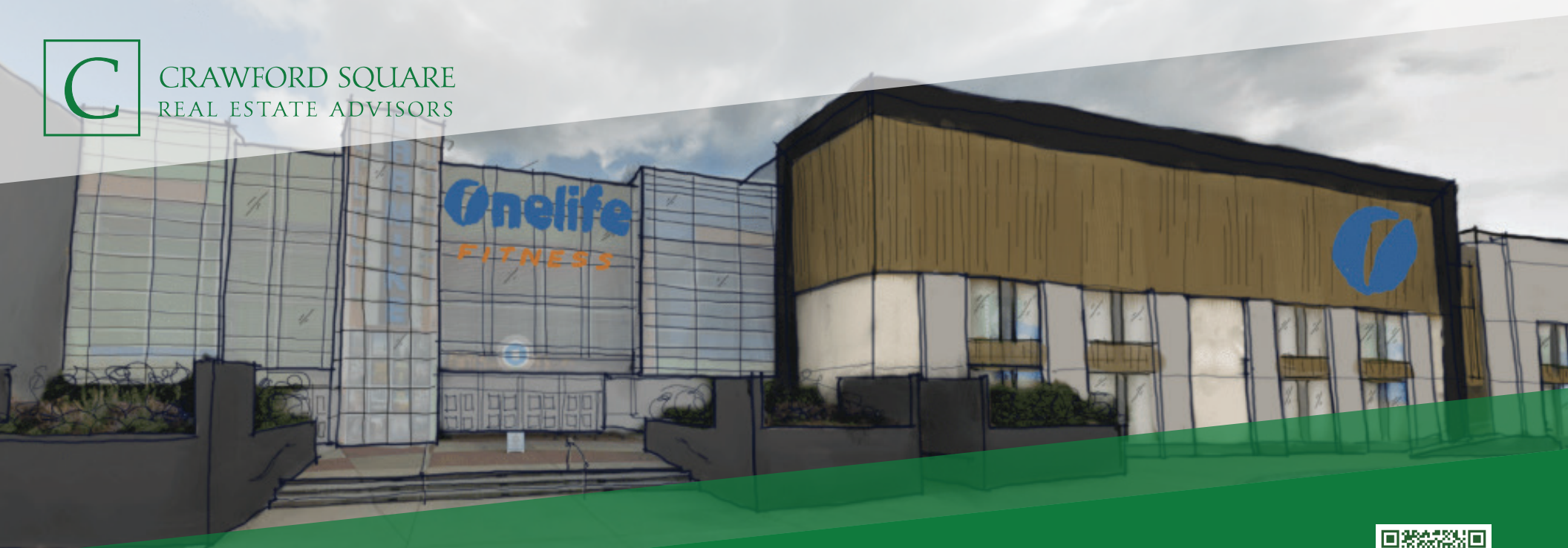




CRAWFORD SQUARE
REAL ESTATE ADVISORS



VILLAGE AT LEE BRANCH II

611 Doug Baker Boulevard · Birmingham, AL 35242

FEATURED TENANTS



LEASING AGENT
ERIK SCHATZ (205) 253 4924
erik@crawfordsq.com
HAMILTON HUBER (205) 602 4979
hhuber@crawfordsq.com

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 \$160,000 in a 5 mile radius
- Strong anchor tenants featuring new to market OneLife Fitness, 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

280



THE SUMMIT

VILLAGE AT LEE BRANCH
PHASE II

HOMEWOOD

65

31

VESTAVIA HILLS

459

LAKE PURDY



SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

20

459

280

CHELSEA

65



Downtown Business District

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

LANE PARKE
jenie's MELT
UNIT STYLE
GreenWise
UNITED STATES POSTAL SERVICE

Samford University
Students: 5,783

HOMWOOD COMMONS
CITI TRENDS
ROSS DRESS FOR LESS
MILO'S
Planet Fitness

THE SUMMIT
LENSCRAFTERS WILLIAMS-SONOMA
TORY BURCH LOUIS VUITTON francesca's
SEPHORA west elm ULTA
lululemon SOMA Buckle J.Jill
LOFT ATHLETA
Bath & Body Works 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

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

BROOKWOOD VILLAGE
J.P.S.A. BANK Starbucks target THE FRESH MARKET

280 STATION
State Farm
Oasis nail spa EYEMART EXPRESS
DUNKIN' SUBWAY
Budget bed & bath express

VESTAVIA CITY CENTER
Orangetheory FITNESS FIRST WATCH
HOTWORX 24 HOUR INFRARED FITNESS STUDIO
crumbl cookies Planet Fitness
DOLLAR TREE Great Clips

PATCHWORK FARMS
STRETCH ZONE O'HENRY'S COFFEES
Great Clips KUMON
PUBlix FLEET FEET

WILDWOOD CENTRE
DOLLAR TREE
HIBBETT SPORTS K&G FASHION SUPERSTORE T HOBBY LOBBY

RIVER RIDGE
Marshalls Academy WORLD MARKET
Bouleria target BUFFALO WILD WINGS
CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

VILLAGE AT LEE BRANCH
Publix GOLF GALAXY
DICK'S SPORTSWARE OUTLET EUROPEAN WAX CENTER SUPERCUTS
TANIERA

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

INVERNESS HEIGHTS MARKET
TJ-MAXX PETSMART
LENSCRAFTERS

VILLAGE AT LEE BRANCH II
Onelife FITNESS South TAZIKI'S
SportClips HOTWORX
HOBBY LOBBY

AREA MAP



VILLAGE AT
LEE BRANCH II

280



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THE VILLAGE AT LEE BRANCH II - BIRMINGHAM, AL

