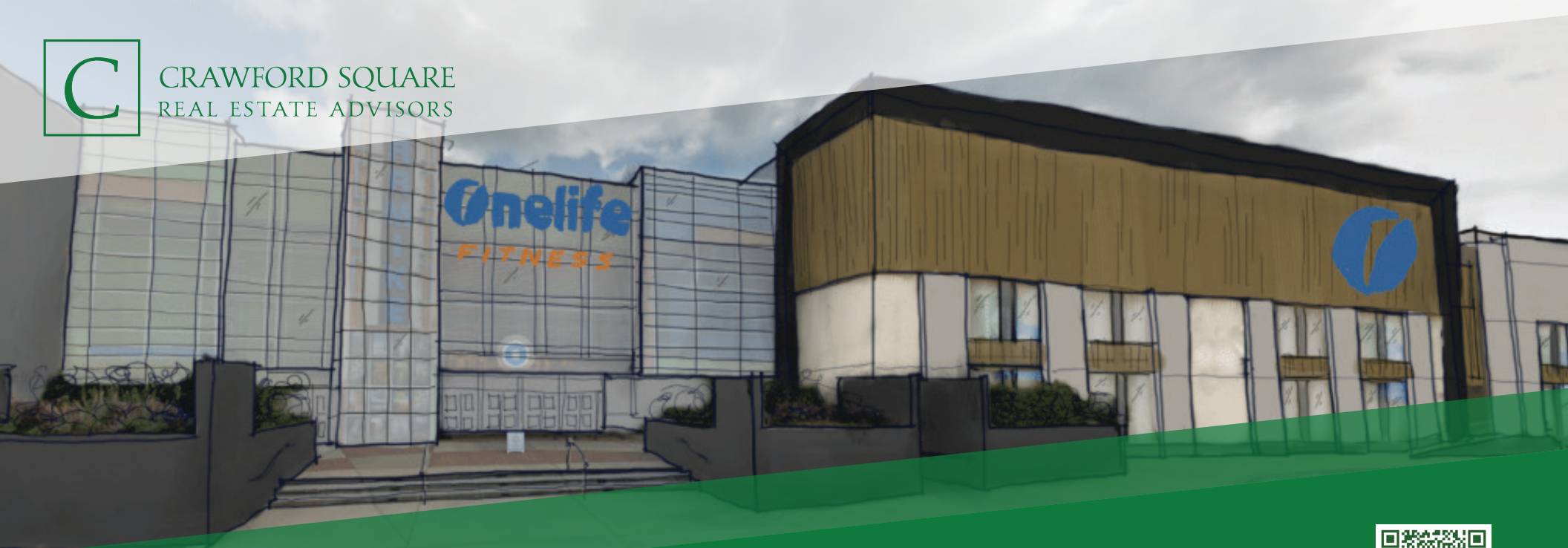




CRAWFORD SQUARE
REAL ESTATE ADVISORS



VILLAGE AT LEE BRANCH II

611 Doug Baker Boulevard · Birmingham, AL 35242



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 41,942
5 mile 72,536
10 mile 290,815

DAYTIME POPULATION

3 mile 45,779
5 mile 80,666
10 mile 354,580

DEMOGRAPHICS



HOUSEHOLDS

3 mile 17,922
5 mile 31,027
10 mile 122,005

AVG HH INCOME (\$)

3 mile 146,650
5 mile 146,969
10 mile 141,676

MED HH INCOME (\$)

3 mile 104,901
5 mile 103,266
10 mile 95,834



31

59

459

BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL
AIRPORT

20

20

20

65

20

BIRMINGHAM

MOUNTAIN
BROOK

OVERTON

459

HOMWOOD

280

THE SUMMIT

VILLAGE AT LEE BRANCH
PHASE II

20

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: 21,000+

HOMewood COMMONS


Samford
University
Students: 6,300

BROOKWOOD VILLAGE

THE SUMMIT

BROOK HIGHLAND

WILDWOOD CENTRE

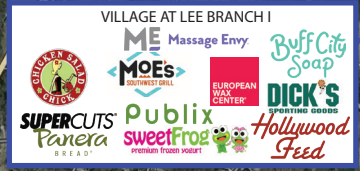
VESTAVIA CITY CENTER
PATCHWORK FARMS

RIVER RIDGE

VILLAGE AT LEE BRANCH

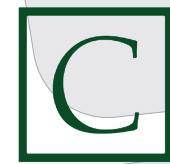
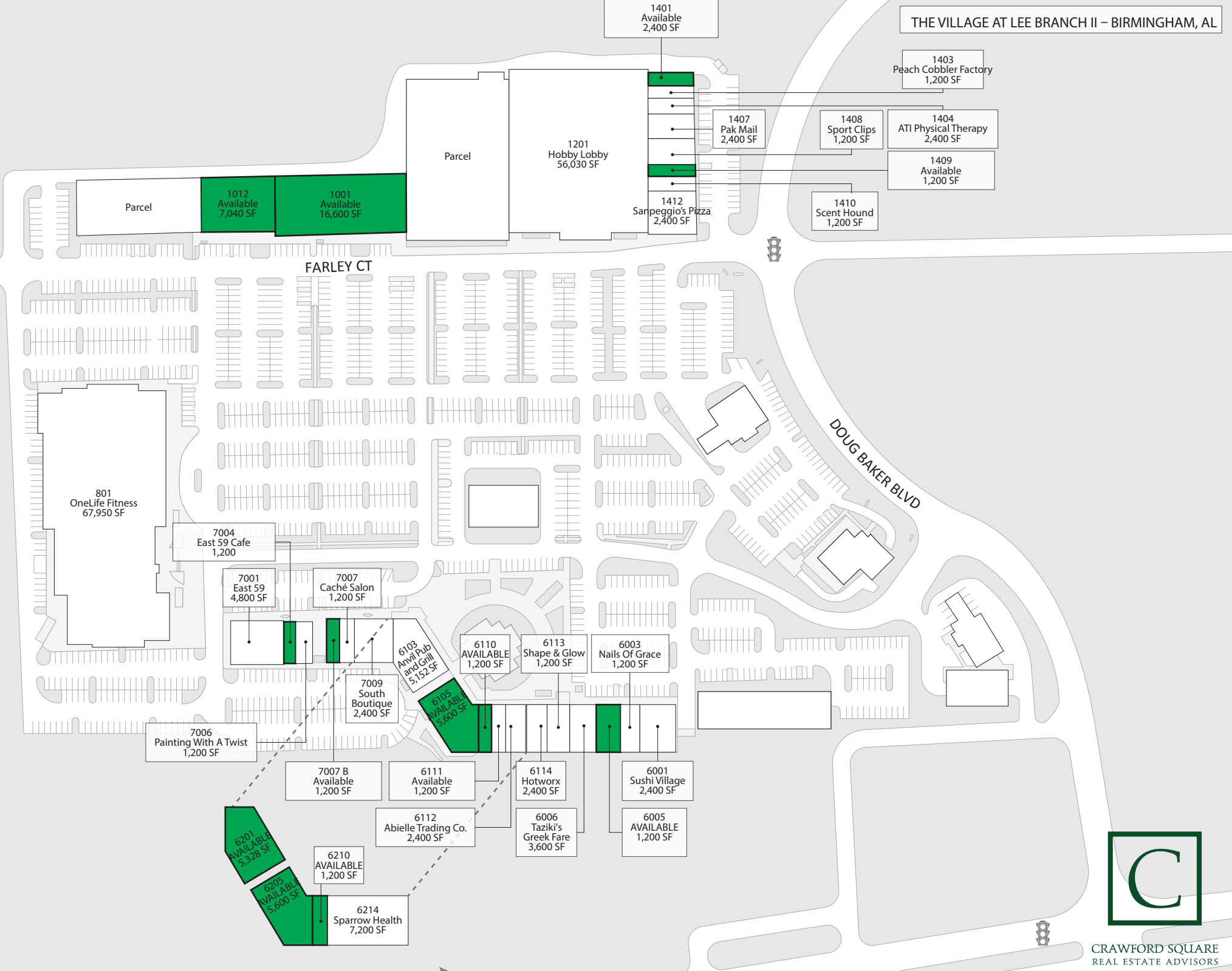
VILLAGE AT LEE BRANCH II

AREA MAP



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THE VILLAGE AT LEE BRANCH II - BIRMINGHAM, AL



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