



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# VILLAGE AT LEE BRANCH II

611 Doug Baker Boulevard • Birmingham, AL 35242

## 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

## FEATURED TENANTS



## LEASING AGENT

ERIK SCHATZ (205) 253 4924

[erik@crawfordsq.com](mailto:erik@crawfordsq.com)

HAMILTON HUBER (205) 602 4979

[hhuber@crawfordsq.com](mailto:hhuber@crawfordsq.com)

## POPULATION

3 mile 41,942

5 mile 72,536

10 mile 290,815

## DEMOGRAPHICS



## 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

## DAYTIME POPULATION

3 mile 45,779

5 mile 80,666

10 mile 354,580

## HOUSEHOLDS

3 mile 17,922

5 mile 31,027

10 mile 122,005





# AREA MAP



PETSMART  
LET'S PLAY



FAB TRAINING

CLEAN SHAVES



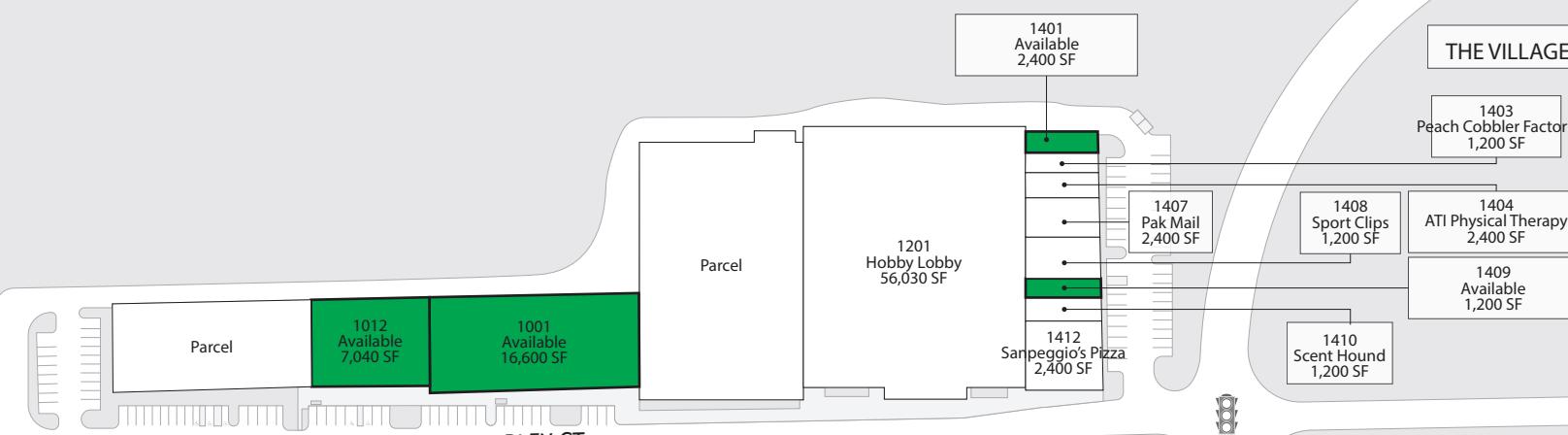
CAVENDER'S DUNKIN'  
FIVE GUYS



VILLAGE AT  
LEE BRANCH II



THE VILLAGE AT LEE BRANCH II – BIRMINGHAM, AL



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