



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# CENTRE AT RIVERCHASE

1694 - 1695 Montgomery Hwy · Birmingham, AL 35216

## PROPERTY HIGHLIGHTS

- Prime Riverchase location at I-459 (115,300+ VPD) and Highway 31 (42,600+ VPD) with excellent visibility near Riverchase Galleria and major national retailers.
- Anchored by national tenants including Crunch Fitness, AutoZone, and Guitar Center within a 132,474 SF shopping center.
- Full access to the signalized intersection provides convenient ingress/egress and supports strong traffic flow into the shopping center.

### FEATURED TENANTS



### VP | RETAIL SERVICES

ERIK SCHATZ +1(205) 307-5990

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### ASSOCIATE | RETAIL SERVICES

PATRICK SULLIVAN +1(205) 382-0681

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

### POPULATION

3 mile	69,673
5 mile	143,860
10 mile	457,625

### DAYTIME POPULATION

3 mile	67,328
5 mile	161,115
10 mile	568,601

### DEMOGRAPHICS



### HOUSEHOLDS

3 mile	29,814
5 mile	59,394
10 mile	192,212

### AVG HH INCOME (\$)

3 mile	125,864
5 mile	137,823
10 mile	117,693

### MED HH INCOME (\$)

3 mile	87,640
5 mile	94,293
10 mile	76,304



31

459

59

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

20

IRONDALE

20

20

65

BIRMINGHAM

MOUNTAIN BROOK

459

20

OVERTON

280

HOMWOOD

THE SUMMIT

VESTAVIA HILLS

65

31

459

20

SHOAL CREEK

CENTRE AT RIVERCHASE



HOOVER

65

MEADOWBROOK

280

20

CHELSEA

280

459

65



**CENTRE AT RIVERCHASE**

**RIVERCHASE / PATTON CREEK**

**THE GROVE**

**HOOVER COLONIAL PROMENADE**

**JOHN HAWKINS PARKWAY**

**THE PLAZA AT RIVERCHASE**

**RIVERCHASE CROSSINGS**

**TRADER JOE'S**

**RIVERCHASE PROMENADE**

**VALLEYDALE VILLAGE + VALLEYDALE MARKETPLACE**

**RIVERCHASE VILLAGE**



**Centre at Riverchase**

Sola  
 CRUNCH  
 Guitar Center  
 AutoZone  
 AQUA-TICS  
 Sun Schools  
 Hertz

HomeGoods TJ-maxx



myevodr

Firestone



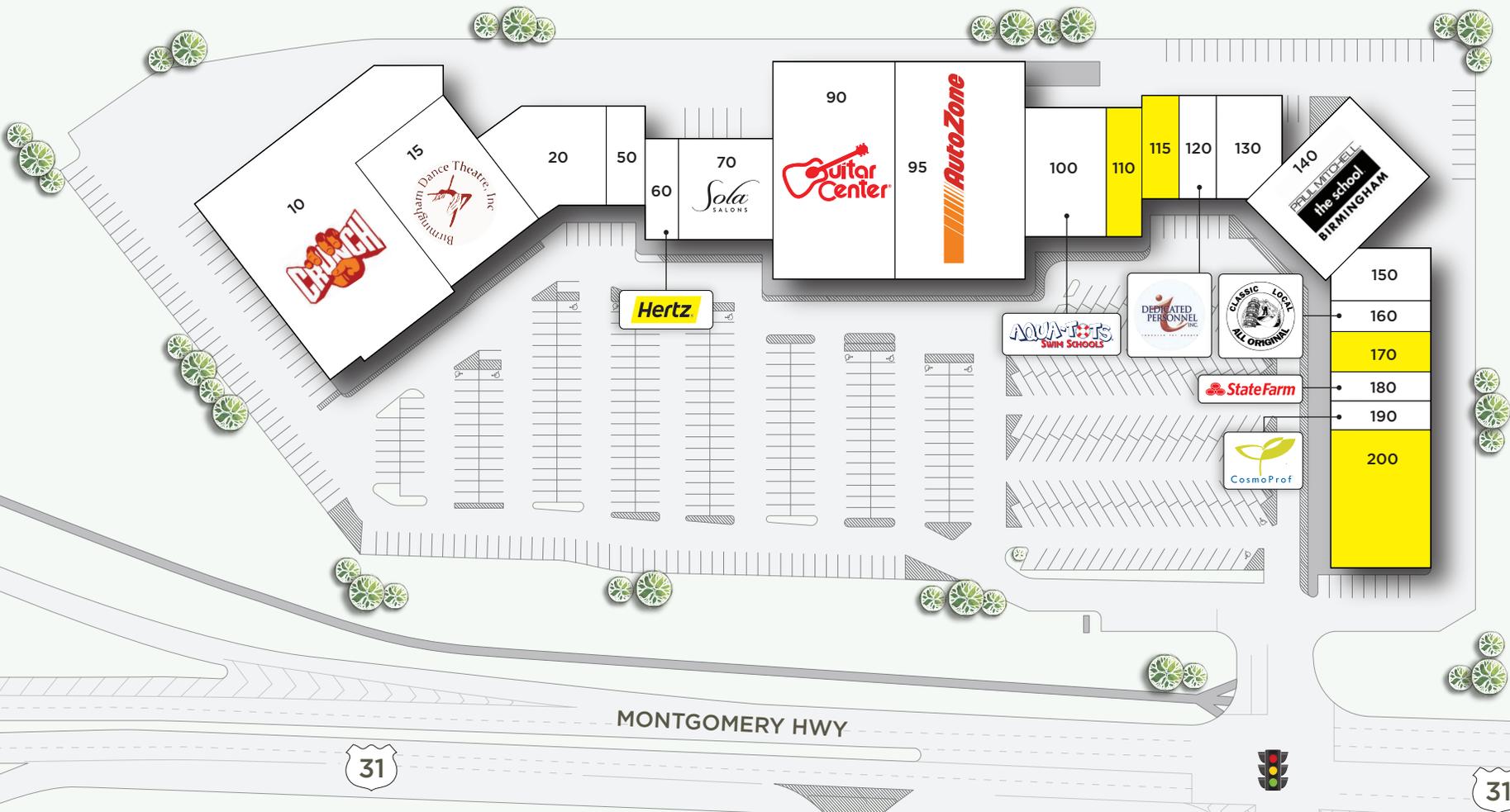
cricket Shell SUBWAY Little Caesars



35,804 VPD

42,671 VPD

115,392 VPD



Suite	Tenant	SF
10	Crunch Fitness	24,699 SF
15	Birmingham Dance Theater Inc	11,253 SF
20	Habaneros Mexican Grill	7,523 SF
50	Birmingham Dance-Satellite Studio	2,000 SF
60	Hertz Rent A Car	2,000 SF
70	Sola Salon Studios	6,000 SF
90	Guitar Center	15,851 SF
95	AutoZone	16,044 SF
100	Aqua-Tots Swim School	5,945 SF
110	Available	3,054 SF
115	Available	2,401 SF

Suite	Tenant	SF
120	Dedicated Personnel	2,400 SF
130	Hoover Groceries	3,541 SF
140	Paul Mitchell School	10,080 SF
150	Hyderabad House	4,163 SF
160	All Original Pizzeria	1,520 SF
170	Available	2,400 SF
180	State Farm	2,400 SF
190	Cosmoprof	2,000 SF
200	Available	7,200 SF
<b>Total</b>		<b>132,474 SF</b>

