



CRAWFORD SQUARE
REAL ESTATE ADVISORS



SOUTHGATE VILLAGE

1920-1950 Highway 31 South | Pelham, AL 35244



FEATURED TENANTS



LEASING MANAGER
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PROPERTY HIGHLIGHTS

- Located in high-growth Shelby County on the major travel corridor, Highway 31
- Highly visible with convenient access at signalized hard corner of Hwy 31 and Valleydale Rd
- Anchored by the only traditional grocery in the sub-market, Publix
- Easy access with six points of ingress and egress
- Regionally accessible with close proximity to I-65 which boasts 125,000 VPD
- Rare end cap availability with drive-thru opportunity

POPULATION

| | |
|---------|---------|
| 3 mile | 39,541 |
| 5 mile | 97,972 |
| 10 mile | 342,185 |

DAYTIME POPULATION

| | |
|---------|---------|
| 3 mile | 51,725 |
| 5 mile | 105,226 |
| 10 mile | 196,245 |

DEMOGRAPHICS



HOUSEHOLDS

| | |
|---------|---------|
| 3 mile | 17,211 |
| 5 mile | 39,760 |
| 10 mile | 138,302 |

AVG HH INCOME (\$)

| | |
|---------|---------|
| 3 mile | 106,551 |
| 5 mile | 122,253 |
| 10 mile | 122,241 |

MED HH INCOME (\$)

| | |
|---------|--------|
| 3 mile | 72,016 |
| 5 mile | 84,508 |
| 10 mile | 81,923 |



31

459

59

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

20

IRONDALE

20

65

BIRMINGHAM

MOUNTAIN BROOK

20

459

20

OVERTON

280

HOMEWOOD

THE SUMMIT

VESTAVIA HILLS

65

31

459

SOUTHGATE VILLAGE

HOOVER

SHOAL CREEK

MEADOWBROOK

280

20

459

CHELSEA

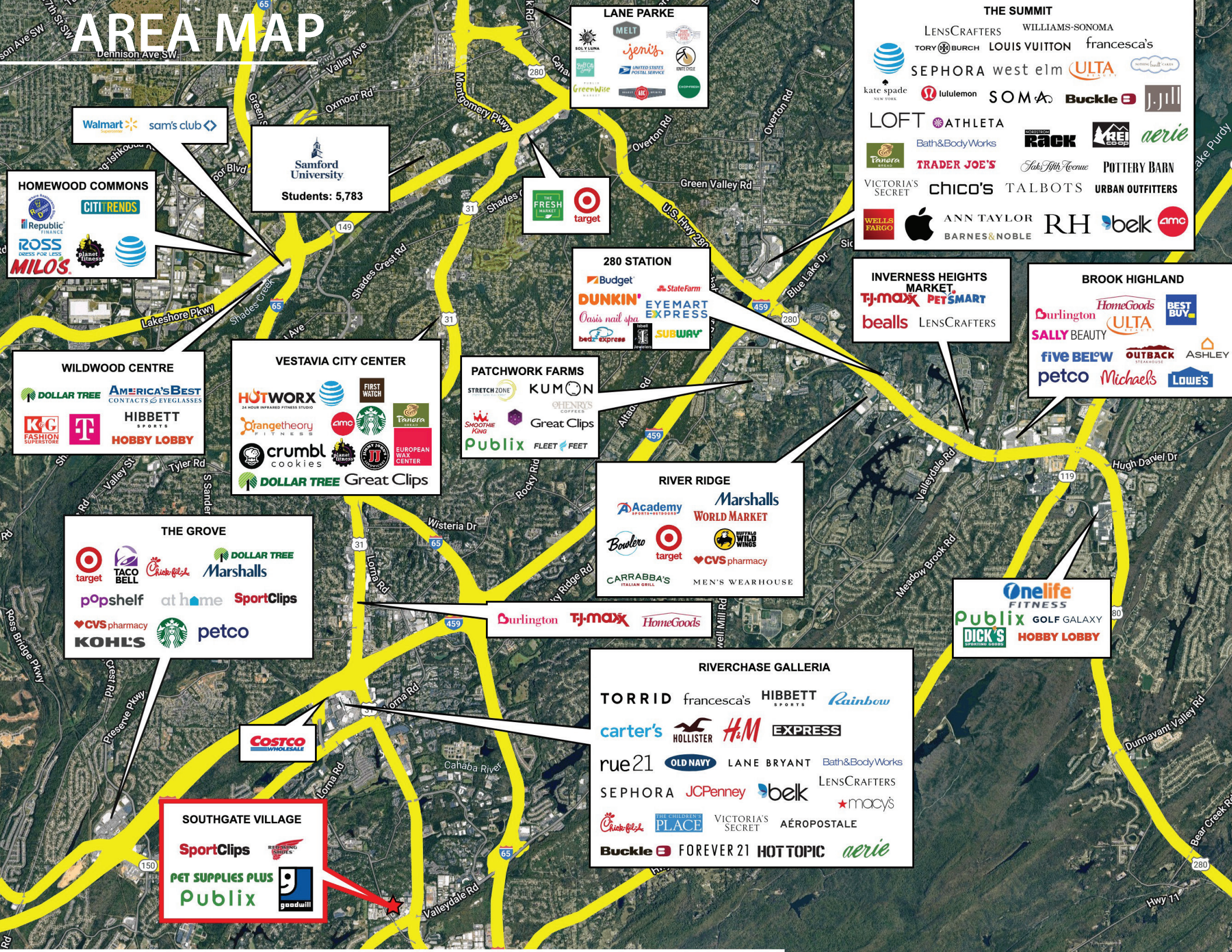
280

459

65



AREA MAP



Walmart **sam's club**

HOMWOOD COMMONS

CITI TRENDS

Republic FINANCE

ROSS DRESS FOR LESS

planet fitness

MILOS

Samford University

Students: 5,783

LANE PARKE

MELT

jenie's

UNITED STATES POSTAL SERVICE

GreenWise MARKET

ENTICE

THE FRESH MARKET

target

280 STATION

Budget

DUNKIN'

Oasis nail spa

State Farm

EYEMART EXPRESS

bed+express

SUBWAY

INVERNESS HEIGHTS MARKET

TJ-MAXX

PET SMART

bealls

LENSCRAFTERS

BROOK HIGHLAND

Durlington

HomeGoods

BEST BUY

SALLY BEAUTY

ULTA

FIVE BELOW

OUTBACK STEAKHOUSE

ASHLEY

petco

Michaels

LOWE'S

WILDWOOD CENTRE

DOLLAR TREE

AMERICA'S BEST CONTACTS & EYEGLASSES

K&G FASHION SUPERSTORE

HIBBETT SPORTS

HOBBY LOBBY

VESTAVIA CITY CENTER

HOTWORX

24 HOUR INFRARED FITNESS STUDIO

OrangeTheory FITNESS

crumbl cookies

DOLLAR TREE

Great Clips

FIRST WATCH

Starbucks

Planet Fitness

EUROPEAN WAX CENTER

PATCHWORK FARMS

STRETCH ZONE

KUMON

OHENRY'S COFFEES

Great Clips

Publix

FLEET FEET

RIVER RIDGE

Academy SPORTS+OUTDOORS

Marshalls

WORLD MARKET

Bowlero

target

CVS pharmacy

CARRABBA'S ITALIAN GRILL

MEN'S WEARHOUSE

THE GROVE

target

TACO BELL

Chick-fil-A

DOLLAR TREE

Marshalls

popshelf

at home

SportClips

CVS pharmacy

Starbucks

petco

KOHL'S

Durlington

TJ-MAXX

HomeGoods

Onelife FITNESS

Publix

DICK'S SPORTING GOODS

GOLF GALAXY

HOBBY LOBBY

COSTCO WHOLESALE

SOUTHGATE VILLAGE

SportClips

PET SUPPLIES PLUS

Publix

goodwill

RIVERCHASE GALLERIA

TORRID

francesca's

HIBBETT SPORTS

Rainbow

carter's

HOLLISTER

H&M

EXPRESS

rue21

OLD NAVY

LANE BRYANT

Bath&BodyWorks

SEPHORA

JCPenney

belk

LENSCRAFTERS

Chick-fil-A

THE CHILDREN'S PLACE

VICTORIA'S SECRET

AÉROPOSTALE

MACY'S

Buckle

FOREVER 21

HOT TOPIC

aerie

THE SUMMIT

LENSCRAFTERS

WILLIAMS-SONOMA

TORY BURCH

LOUIS VUITTON

francesca's

SEPHORA

west elm

ULTA

katie spade NEW YORK

lululemon

SOMA

Buckle

J.Jill

LOFT

ATHLETA

Bath&BodyWorks

RACK

REI

aerie

Panera

TRADER JOE'S

Saks Fifth Avenue

POTTERY BARN

VICTORIA'S SECRET

chico's

TALBOTS

URBAN OUTFITTERS

WELLS FARGO

Apple

ANN TAYLOR

BARNES & NOBLE

RH

belk

amc

AREA MAP

SOUTHGATE VILLAGE

WAFLE HOUSE

EXPRESS OIL CHANGE

cricket wireless

Walgreens

CIRCLE K



ihop

MILO'S

PAPA JOHN'S

ALDI

RIVERCHASE CARPET and FLOORING



PELHAM Diner

Walmart



SOUTHGATE VILLAGE - PELHAM, AL

| SUITE | TENANT | GLA (SF) |
|-------|-----------------------------|----------|
| 1 | AVAILABLE | 2,334 |
| 2 | SANPEGGIO'S PIZZA | 1,200 |
| 3 | BELLA NAILS | 1,200 |
| 4 | PUBLIX SUPER MARKET | 46,733 |
| 5 | SPORTCLIPS HAIRCUTS | 1,300 |
| 6 | AVAILABLE | 1,300 |
| 7 | RED WING SHOES | 1,300 |
| 9 | LENDMARK FINANCIAL SERVICES | 2,075 |
| 10 | AVAILABLE | 1,225 |
| 11 | BLISS | 1,200 |
| 12 | PET SUPPLIES PLUS | 10,125 |
| 13 | AVAILABLE | 2,400 |
| 14 | TONY'S HOT DOGS | 1,200 |
| 15 | GOODWILL | 1,500 |

LEASED
 AVAILABLE

