



CRAWFORD SQUARE
REAL ESTATE ADVISORS



VILLAGE AT LEE BRANCH II

611 Doug Baker Boulevard · Birmingham, AL 35242



LEASING AGENT
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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

459

OVERTON

280

THE SUMMIT

VILLAGE AT LEE BRANCH
PHASE II

HOMWOOD

65

31

VESTAVIA HILLS

459

LAKE PURDY



SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

20

459

65

280

CHELSEA



Downtown Business District

Students: 21,000+

LANE PARKE

Jeni's

Publix

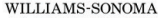
SoftCo Group

Leaky Bird Toys

UNITED STATES POSTAL SERVICE

CHOP-FRISH

ABC

 LENS CRAFTERS
 TORY BURCH
 SEPHORA
 west elm
 ULTA
 banana
 lululemon
 SOMA
 Buckle
 J.Jill
 LOFT
 ATHLETA
 Bath & Body Works
 TRADER JOE'S
 VICTORIA'S
SECRET
 chico's
 TALBOTS
 WILLIAMS-SONOMA
 francesca's
 RACK
 Saks Fifth Avenue
 POTTERY BARN
 URBAN OUTFITTERS
 WELLS
FARGO
 Apple
 ANN TAYLOR
 BARNES & NOBLE
 RH
 belk
 zmo















Samford University
Students: 6,300

JOS. A. BANK
MATTRESS FIRM




target


THE FRESH MARKET

280 STATION

 **Inbell**
Jewelers

 **State Farm**

 **EYEMART**
EXPRESS

 **SUNSHINE**
NAIL SPA

 **UNKIN'S**
SUBWAY

 **bed + express**









STRETCH ZONE
SMOOTHIE KING
Publix
O'HENRY'S COFFEES
Great Clips
KUMON
FLEET FEET

Marshall's Academy
SPORTS OUTDOORS
WORLD MARKET

Bowlero target

WYFFLE WILD WINGS

CARRABBA'S
ITALIAN GRILL

MEN'S WEARHOUSE

TORRID francesca's HIBBETT SPORTS *Rainbow*

carter's  HOLLISTER *H&M* EXPRESS

 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  HOT TOPIC *aerie*

TJ-maxx PETSMART
LENSCRAFTERS









AREA MAP



