

AVAILABLE



RETAIL SPACE FOR LEASE

767 Shades Mountain Plaza, Hoover, AL 35226

Neighborhood shopping center
in the heart of Bluff Park



AVAILABILITY:

1,500 SF

\$15.00/SF NNN **REDUCED RATE**



TENANTS:

- Dr. James Sampson Family Dentistry
- Mason Music
- Wings Plus
- BenchMark Physical Therapy
- Bluff Park Coffee Collective



PARKING:

40 surface parking spaces



HARBERT
RETAIL

CASEY HOWARD

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For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

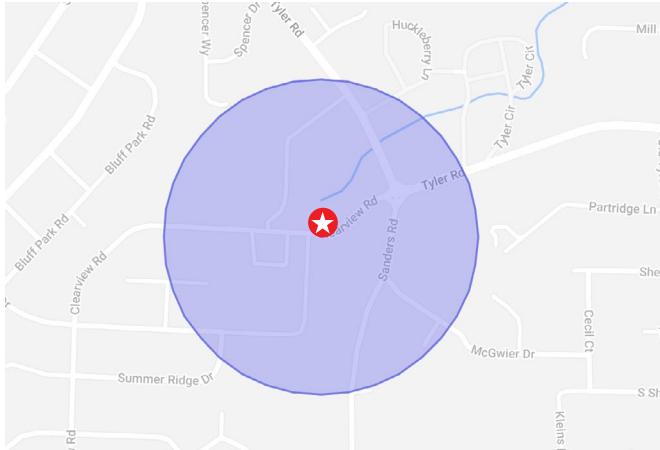
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RETAIL SPACE FOR LEASE

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the heart of Bluff Park

LOCATED IN AN ACTIVE NEIGHBORHOOD RETAIL CENTER



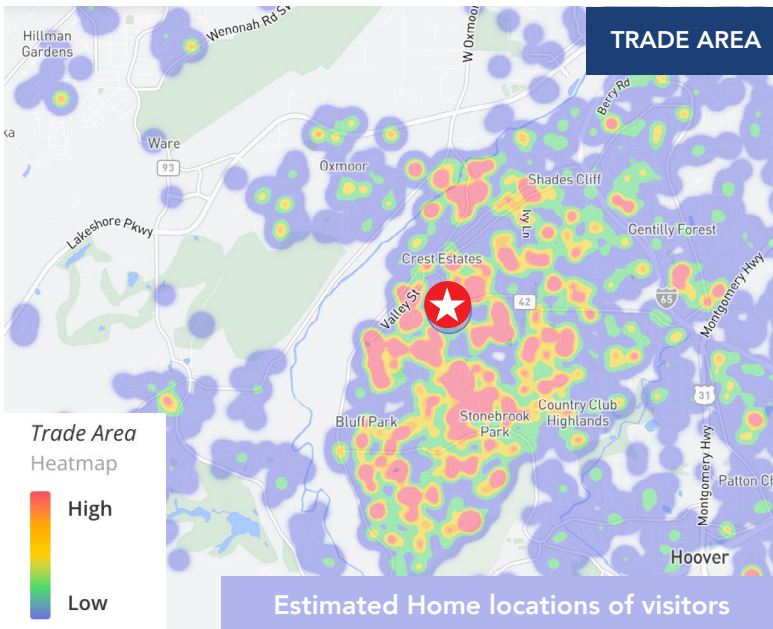
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	605K
Visitors	124.3K
Visit Frequency	4.87x
Avg Dwell Time	46 minutes

605K
VISITS

\$150K+
AVG HH INCOME
WITHIN 1 MILE

124.3K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	6,678	47,271	142,825

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	2,571	19,761	60,003

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$149,971	\$139,151	\$123,786



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