



RETAIL SPACE FOR LEASE - HEIGHTS VILLAGE

3106 - 3172 Cahaba Heights Rd, Vestavia Hills, Alabama 35243

Excellent high-growth Cahaba Heights location with proximity to Hwy 280, Dolly Ridge and I-459. Vestavia Hills School System nearby.

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	7,628	38,933	152,453

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	3,659	16,611	66,701

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$122,350	\$196,154	\$165,641

EMPLOYEES	1 MILE	3 MILES	5 MILES
2023 Estimated Total Employees	6,122	47,558	110,389



AVAILABLE SUITES:

V/3168 – 1,340 SF
\$30/SF NNN



PARKING:

270 Parking Spaces



SIZE:

48,245 SF retail center
(on 5 acres of land) in
high traffic area



CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

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

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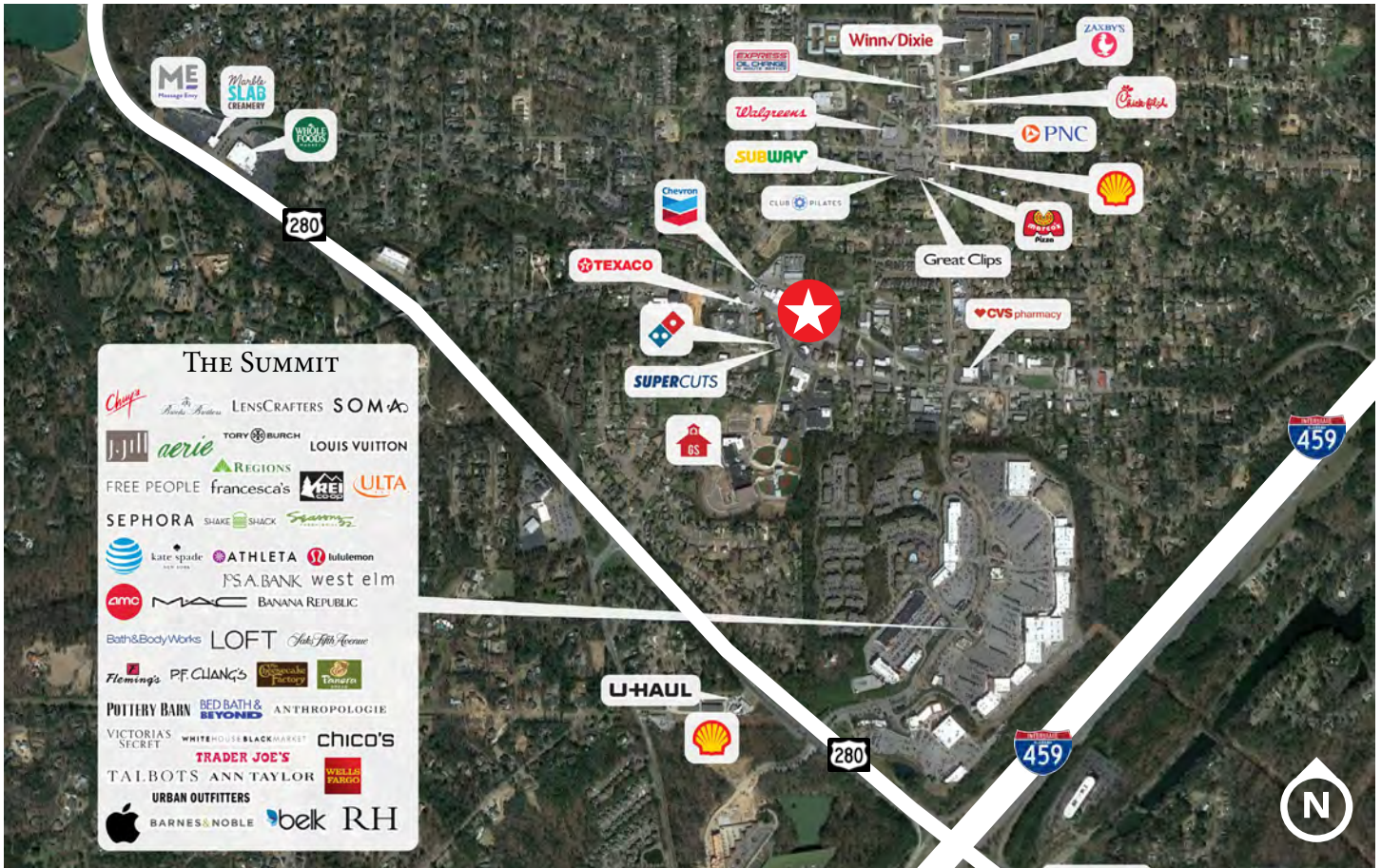
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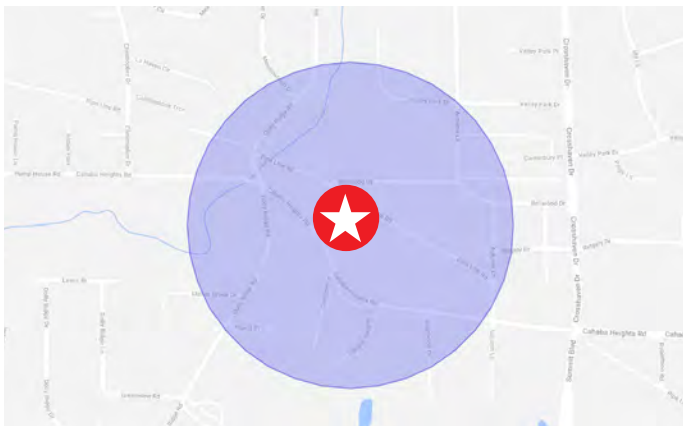
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LOCATED IN ACTIVE RESTAURANT & RETAIL CORRIDOR IN CAHABA HEIGHTS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.3M
Visitors	319.2K
Visit Frequency	3.99x
Avg Dwell Time	67 minutes
Visitor Income	\$200K
Walk Score	Very Walkable

1.2M
VISITS

\$200K
VISITOR INCOME

319K
VISITORS



HARBERT
RETAIL

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CURRENT TENANTS

Food

- I Starbucks
- M Troup's Pizza
- P FoodBar
- Q New York Butcher Shoppe
- T Sexton's Seafood Market
- O Cookie Fix
- C Peterbrooke Chocolatier

Shopping

- D Flowerbuds
- N Cradle + Bee
- G Manhattan South
- J Learning Express Toys
- K/L The Lili Pad & Gigi's Tween
- U Cummings Jewelry
- E The Smocking Bird
- H B. Happy

Services

- A Owen Hudson Salon
- B Tanology
- F Bandwagon
- S Metropolitan Properties
- W Regions Bank

VACANT
V/3168 - 1,340 SF



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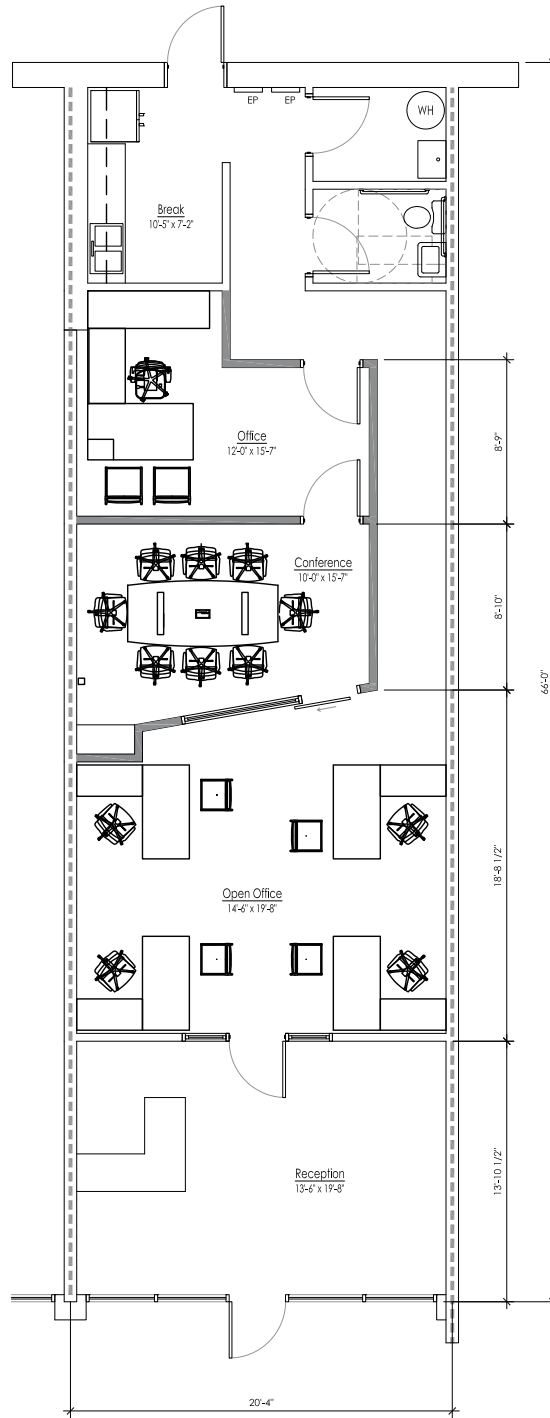
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V/3168 – 1340 SF
\$30/SF NNN



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