

Trace Crossings Shopping Center

Hoover, AL 35244

Property Info:

2543 John Hawkins Parkway, Hoover AL 35244

Total Gross Leasable Area 74,130 SF

Property Highlights: Located directly across the street from Hoover High school (2,400 students) and Trace Crossings Elementary (approx. 900 Students).

Space Available: **3,600 SF Available**
(Previous Use was a Gym)

Base Rate: Call For Pricing
NNN Estimated @ \$6.02 psf

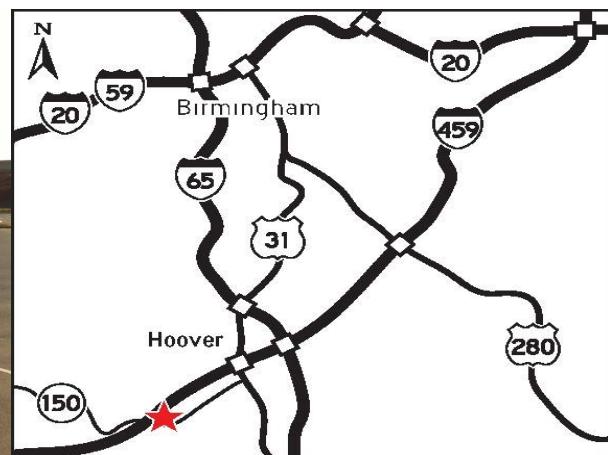
Anchor: Publix Super Market

Shop Tenants: Hoover Shipping, European Wax Center, Great Clips, Asian Cuisine, H & R Block, Nail Spa, Palm Beach Tan, Pet Spa, & Veterinary Orthopedic & Vision Center



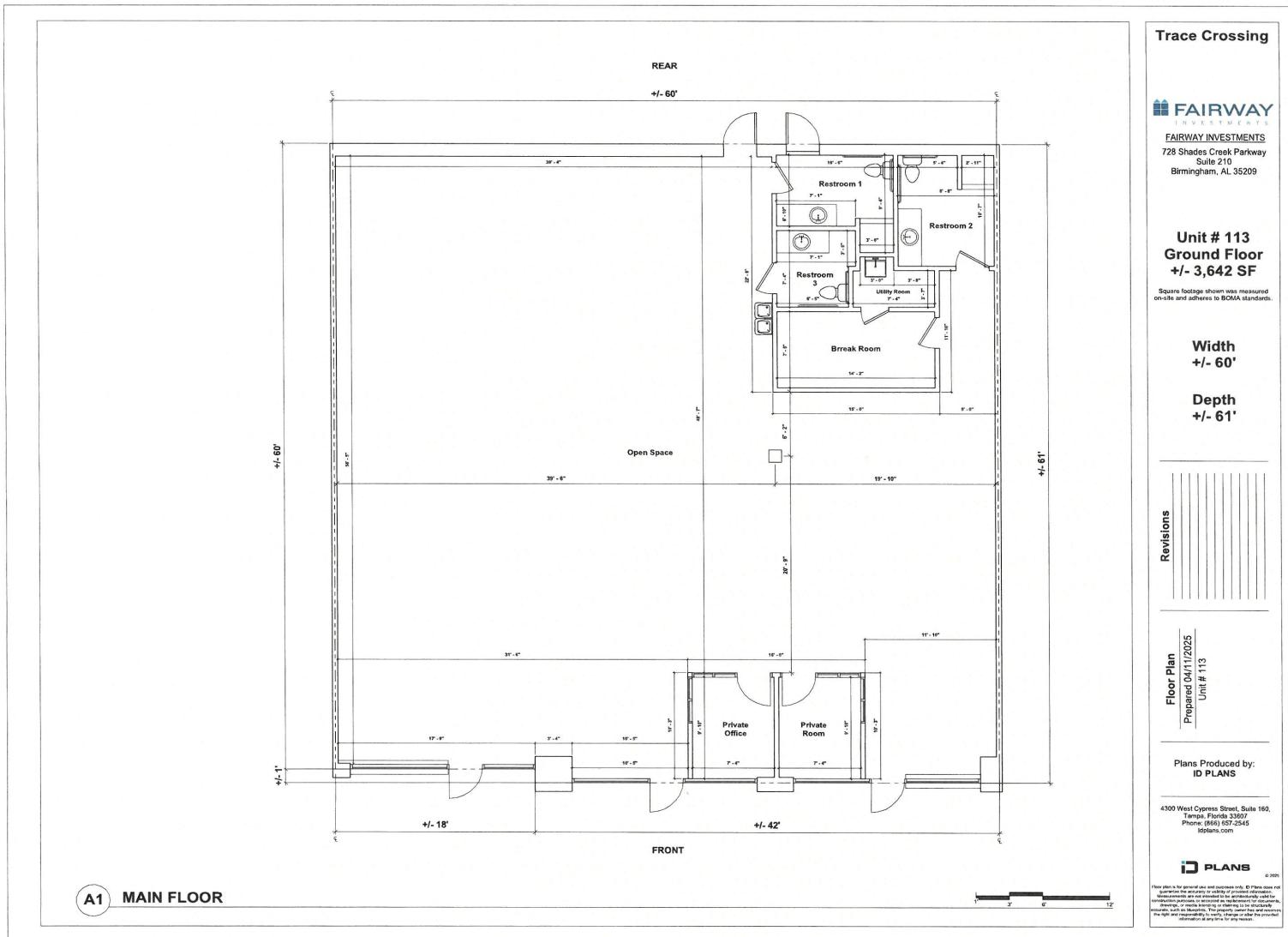
www.engelrealty.com

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<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
POPULATION:	4,994	30,950	99,625
AVG. HH INCOME:	\$158,858	\$137,440	\$109,209
NUMBER OF HOUSEHOLDS:	1,769	11,137	37,154



Virtual Tour

3,600 sf — Formally Fitness 4U
Suite 113



Trace Crossings

2543 John Hawkins Parkway,
Hoover, Alabama
34244

321 Total Property Parking

310 General Parking Spaces
11 Handicap Parking Spaces

STE	TENANT	SF
100	Publix	51,420
101/105	Hoover Shipping	2,400
103	Veterinary Orthopedic & Vision Center	4,746
109	Great Clips	1,200
113	AVAILABLE	3,600
125	European Wax Center	1,200
129/133	Palm Beach Tan	2,390
141	Umi Sushi	2,400
145	Happy Hounds Pet Spa	1,200
149	H&R Block Eastern	1,200
153	Smarter Nails Spa	2,400
TOTALS		74,156

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publix
FOOD & PHARMACY

Trace Crossings



VETERINARY ORTHOPEDIC & VISION CENTER

Great Clips

SALON

SMARTER NAIL SPA

I'M BEACH TAN

Fitness 4U

TRACE CROSSINGS SHOPPING CENTER

