



# RETAIL SPACE FOR LEASE

## SHOPS ON MONTEVALLO

4500 Montevallo Road, Birmingham, AL 35210

Retail Space For Lease at  
Winn-Dixie Shadow Anchored  
Shopping Center



### Recent Capital Improvements:

- Repaved parking lot
- Painted exterior
- New landscaping



### Available Suites:

- Suite 8/B101 - 1,400 SF
- Suite 16/E103 - 1,350 SF



### ASKING RATE:

\$19.50/SF NNN



### AVAILABILITY:

1,350-1,400 SF



### COME JOIN:

- Planet Fitness
- Ace Hardware
- Bedzz Express
- Pizza Hut
- Sola Salon and more!



### LOCATION:

Conveniently located along  
high traffic corridor at  
lighted intersection with  
counts of 9,430 AADT



**HARBERT**  
RETAIL

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LACEY SCOTT

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For More Information: [Harbert-Retail.com](http://Harbert-Retail.com)

2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

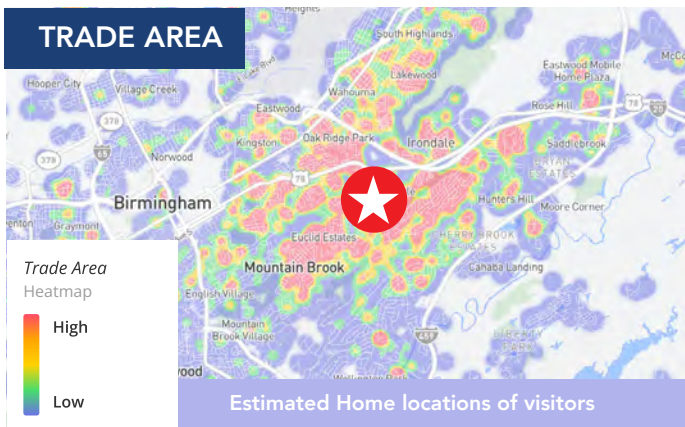
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### LOCATED AT HIGH TRAFFIC / HIGH INCOME AREA



12 MONTH DEMOGRAPHICS WITHIN 1000 FT	
Visits	1.2M
Visitors	187.3K
Visit Frequency	6.66x
Avg Dwell Time	149 minutes

POPULATION		
1 Mile	3 Miles	5 Miles
7,963	55,131	123,078

HOUSEHOLDS		
1 Mile	3 Miles	5 Miles
3,799	23,953	53,280

AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$119,904	\$137,705	\$133,349



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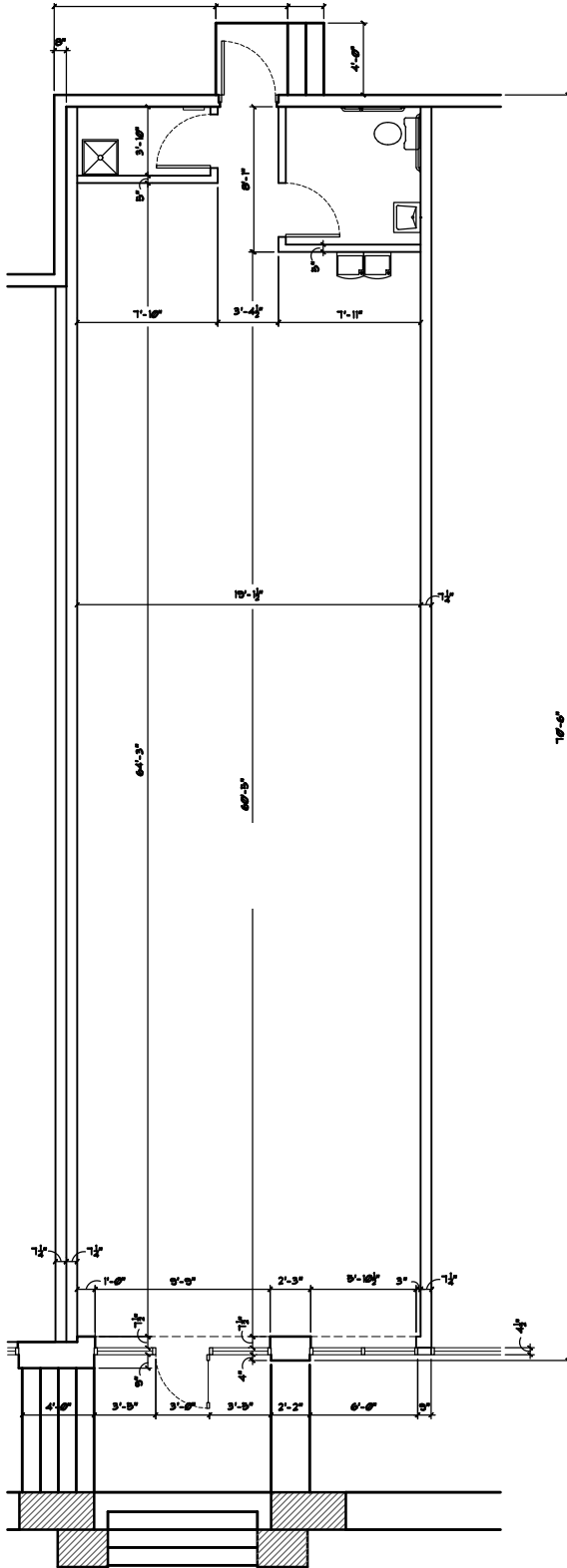
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**#8**  
**Suite B101**  
**1,400 SF**



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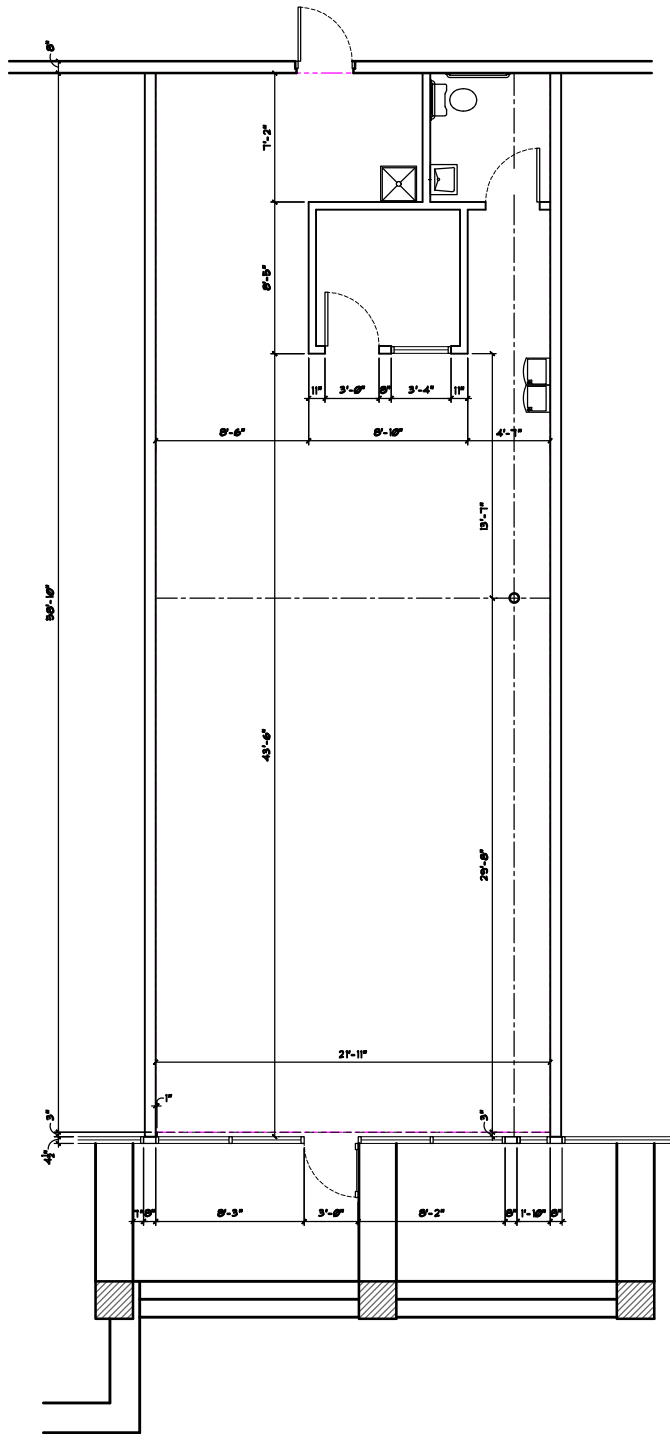
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**#16**  
**Suite E103**  
**1,350 SF**



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