

KOHL'S ANCHORED PAD SITE

Hoover, AL 35226 | 5513 Grove Blvd | Preserve Parkway & Sulphur Springs Rd | #1331



- Kohl's Outparcel Available
- Located in front of Kohl's on Grove Blvd
- Easy access with great visibility from Grove Blvd

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES	TRAFFIC COUNTS	
2022 POPULATION	41,480	109,863	195,555	Preserve Parkway	9,600 VPD
2022 DAYTIME POPULATION	38,176	107,341	191,391	Interstate 459 S	88,540 VPD
2022 AVERAGE HH INCOME	\$147,395	\$118,702	\$112,609		
2022 MEDIAN HH INCOME	\$112,213	\$86,229	\$79,802		

AVAILABLE SF:
APPROX 0.40 AC
 GROUND LEASE:
CALL FOR INFO
 ZONING:
COMMERCIAL
 USE RESTRICTION:
CALL FOR DETAILS

AREA ANCHORS

TARGET **Marshalls**

KOHL'S **PETCO**
 Where the pets go.

Publix **SPROUTS**
 FARMERS MARKET

at home
 The Home Décor Superstore



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
 KATHY DENNIS, CCIM • kathy.dennis@tscg.com • 205.776.6708

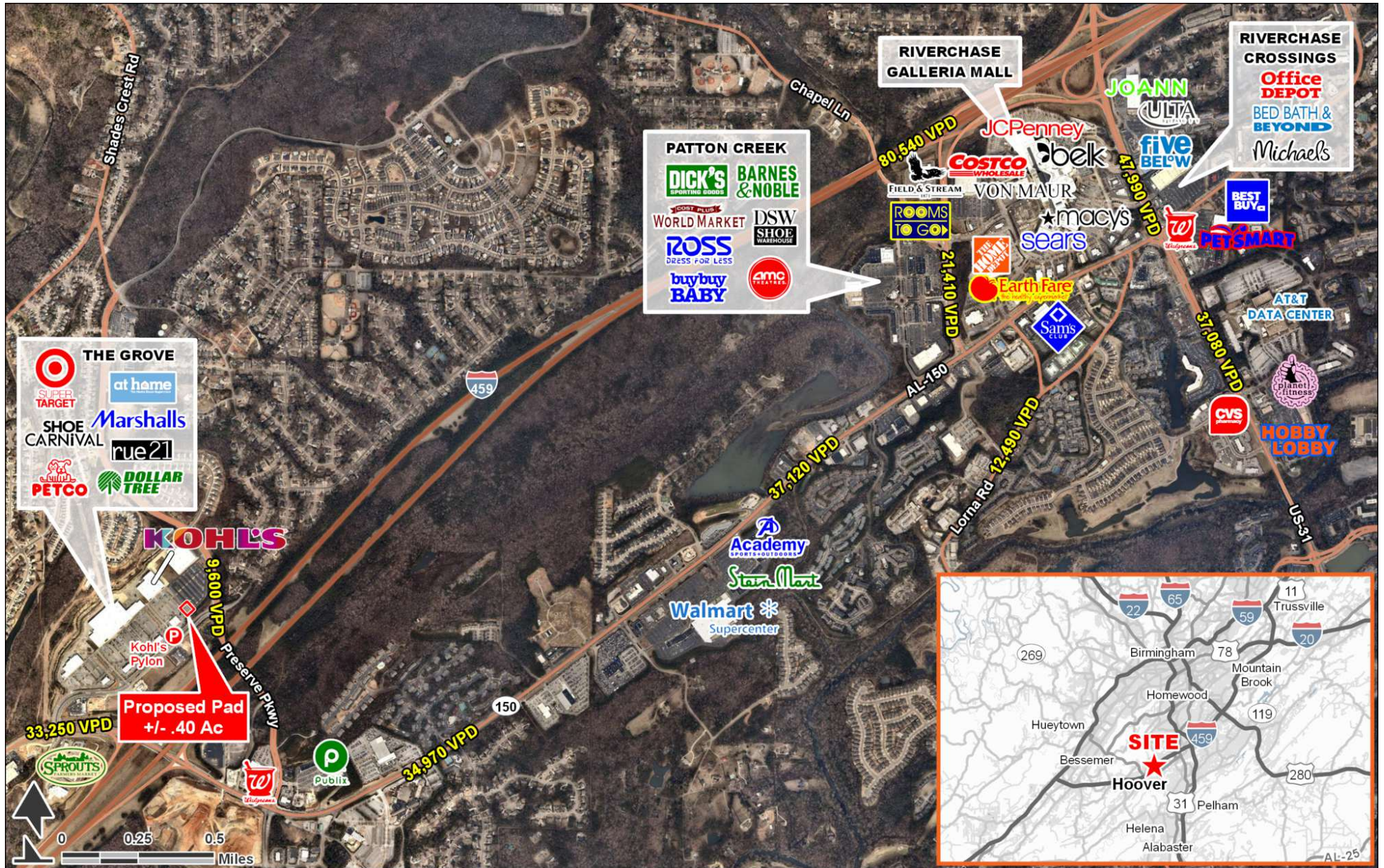
Demographics: Esri

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CHAINLINKS
 RETAIL ADVISORS

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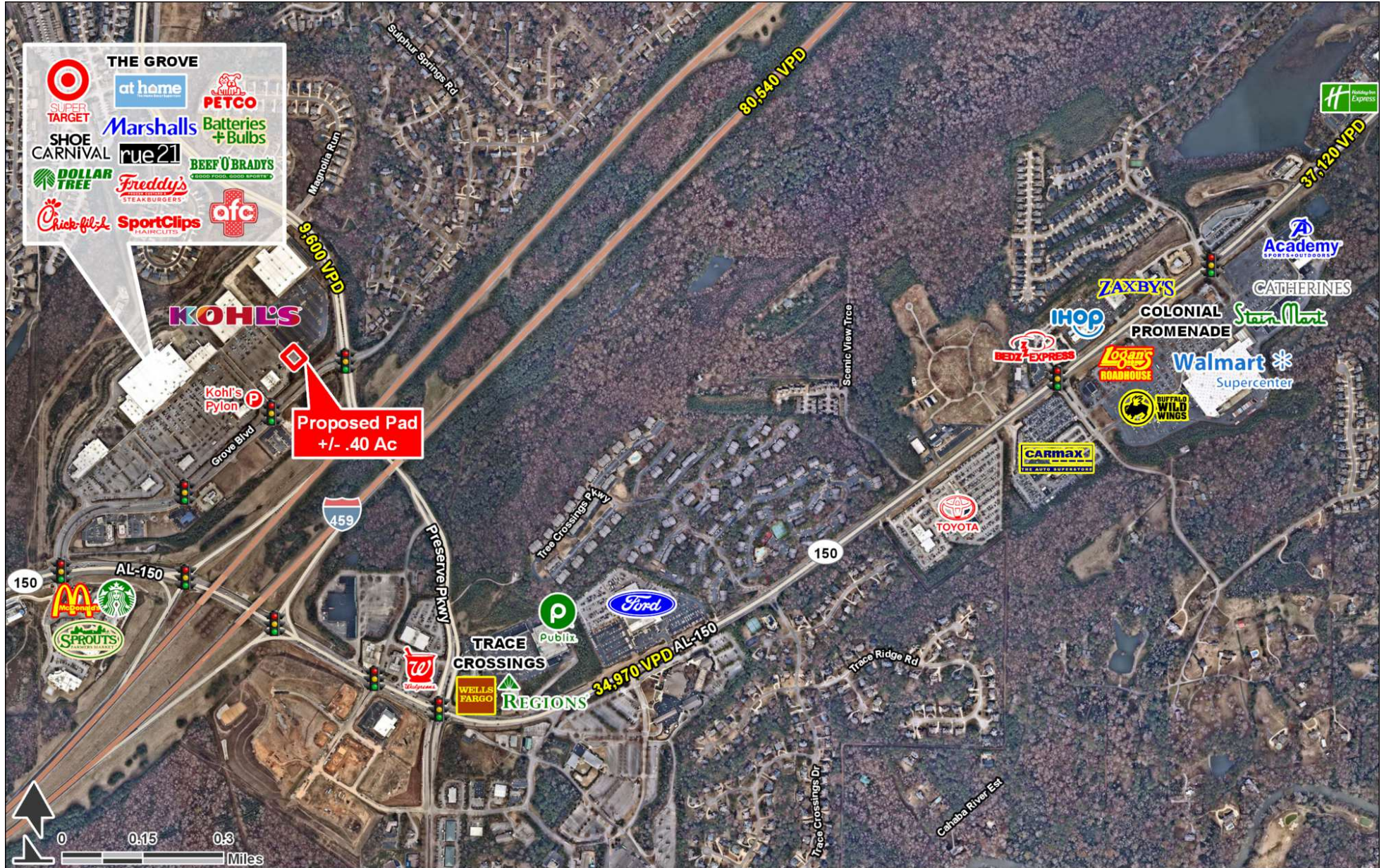
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