



RETAIL FOR LEASE AT PATTON CHAPEL PLAZA

1676 Montgomery Hwy, Hoover, AL 35216

Ideally located shopping center at lighted intersection in the heart of Hoover, AL

Discover **Patton Chapel Plaza**, a strategically positioned two-story shopping center located at 1676-1678 Montgomery Highway in Hoover, Alabama. Boasting excellent visibility and accessibility, this well-maintained center benefits from its location on a high-traffic, signalized intersection along Highway 31 (Montgomery Highway), a major commercial corridor.



AVAILABLE SUITES:

RATE: \$17/SF NNN

Suite 1676A: 6,000 SF

Suites 1676C & D: 5,700 SF

Suites 1676C: 3,350 SF

Suites 1676D: 2,350 SF

RATE: \$13/SF NNN

Suite 3417A & B: 9,617 SF

Suite 3417A: 4,417 SF

Suite 3417B: 5,200 SF

(rear-facing on Old Columbiana Road)



TRAFFIC/PARKING:

42,225 AADT on US 31

8,022 AADT on Patton Chapel Road

±130 Parking Spaces



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: 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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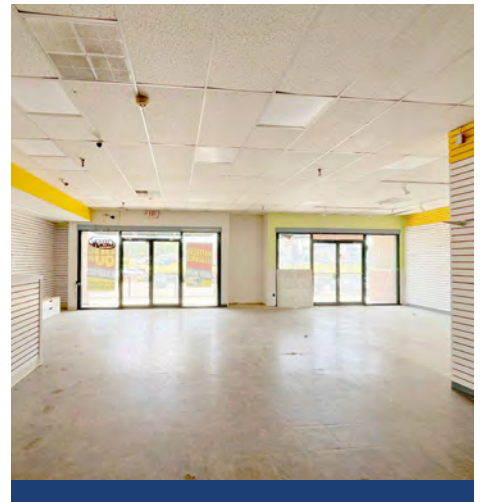
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Hoover is a dynamic and affluent suburb of Birmingham, consistently ranked among the top places to live in Alabama. Known for its **strong economy, excellent schools, and high quality of life**, Hoover attracts a diverse and growing population with significant disposable income. The area features a robust retail market, drawing shoppers from surrounding communities to its diverse mix of national and local businesses. Patton Chapel Plaza benefits directly from this strong local economy and its central location within Hoover, offering businesses an exceptional opportunity to connect with a large and engaged customer base.



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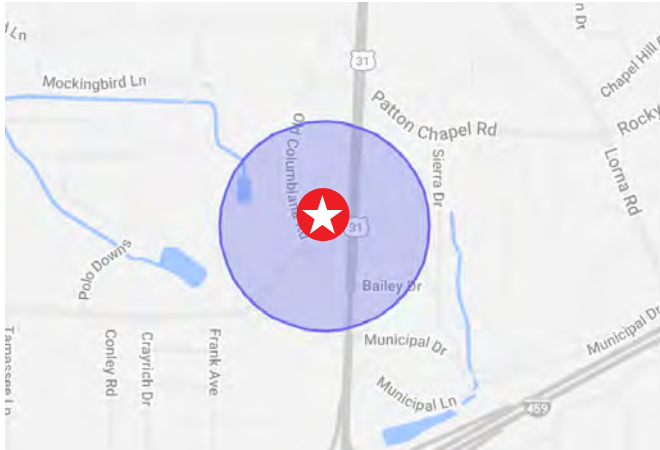
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LOCATED ALONG HIGHLY ACTIVE RETAIL CORRIDOR



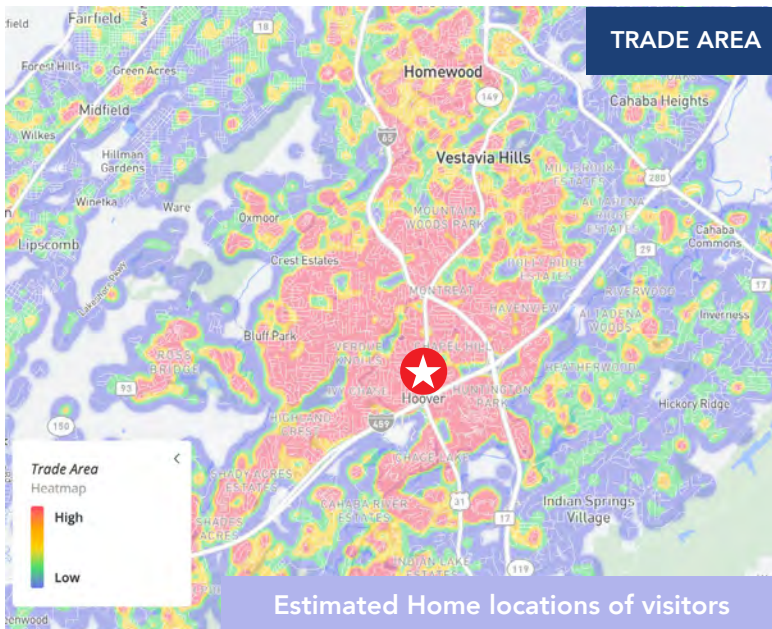
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

| | |
|-----------------|------------|
| Visits | 2.1M |
| Visitors | 580.6K |
| Visit Frequency | 3.56x |
| Avg Dwell Time | 45 minutes |

2.1M
VISITS

\$94K+
AVG HH INCOME
WITHIN 1 MILE

580.6K
VISITORS



1,3,5 MILE DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2024 Estimated Population | 6,762 | 67,682 | 133,276 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2024 Estimated Households | 3,084 | 29,288 | 55,353 |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|----------|-----------|-----------|
| 2024 Estimated Average Household Income | \$94,246 | \$122,336 | \$142,417 |



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