



# RETAIL SPACE FOR LEASE

1632 Montclair Road, Birmingham, AL 35210

AVAILABLE SPACE

Retail Space For Lease at  
**Eastwood Village**



**ASKING RATE:**  
Call for Pricing



**AVAILABILITY:**  
Suite 2 - 15,000 SF  
Suite 8 - 2,100 SF  
Suite 9 - 1,400 SF  
Suite 12 - 2,030 SF



**COME JOIN:**  
• Five Below  
• Ross  
• Michaels  
• Office Depot and more!



**LOCATION:**  
Conveniently located along high traffic corridor at lighted intersection with counts of 12,174 AADT

Nearby Amazon Distribution Center (+1,500 Jobs) and VA Clinic (aiding 25K+ veterans annually)



CASEY HOWARD

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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.



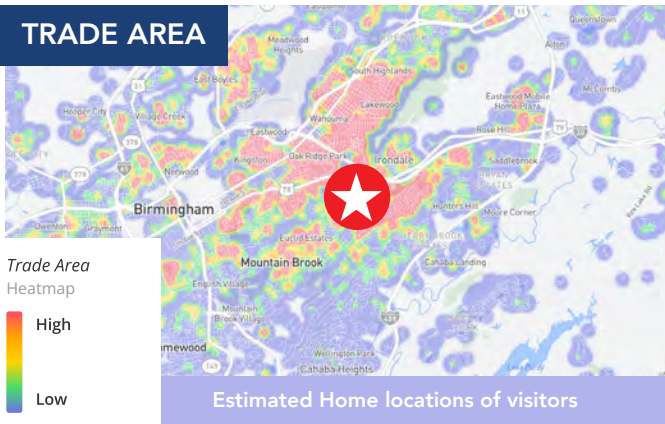
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## LOCATED AT HIGH TRAFFIC / HIGH INCOME AREA

### TRADE AREA



### 12 MONTH DEMOGRAPHICS AT THE SITE

Visits	2.7M
Visitors	429.1K
Visit Frequency	6.22x
Avg Dwell Time	46 minutes

### POPULATION

1 Mile	3 Miles	5 Miles
7,575	52,183	115,948

### HOUSEHOLDS

1 Mile	3 Miles	5 Miles
3,632	22,395	50,979

### AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$96,373	\$128,198	\$133,842



**HARBERT**  
RETAIL

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## TENANT ROSTER

1	America's Best Contacts	6,075
2	Available	15,000
3	Five Below	12,500
4	Ross Dress for Less	30,063
5	Michaels	15,000
6	Lash & Brow Spa	1,000
7	Beauty Master	5,000
8	Available	2,100
9	Available	1,400
10	Smoke Shop	1,400
11	US Agencies	1,400
12	Available	2,030
13	City Gear	3,290
14	Office Depot	20,898
15	Hibbett Sporting Goods	5,000
16	Cato	3,900
17	Ashley Stewart	4,000
18	Starbucks	1,800
19	T-Mobile	2,400

Total Occupied	113,726
Total Available	20,530
<b>TOTAL</b>	<b>134,256</b>



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