



LEEDS VILLAGE FOR LEASE

8525 Whitfield Avenue | Leeds, AL 35094

Excellent location directly off of Hwy 411, the main Leeds/Moody retail corridor

Leeds Village is a Walmart Supercenter shadow anchored strip center in Leeds, Alabama, a suburb of Birmingham. Leeds is approximately 10 minutes east of Birmingham on Interstate 20. Leeds Village is located within the main retail corridor of Leeds.



ASKING RATE:
\$23.50/SF NNN



SIZE:

- Suite 115 - 1,750 SF
- Suite 125 - 1,680 SF
- Suite 129 - 1,400 SF (Available 1/31/26)



TENANTS:

- Great Clips
- Nail Line
- Pizza Hut
- Encore Rehab
- Metro by TMobile
- Garrett Counseling



H A R B E R T
R E T A I L

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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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Available Now**



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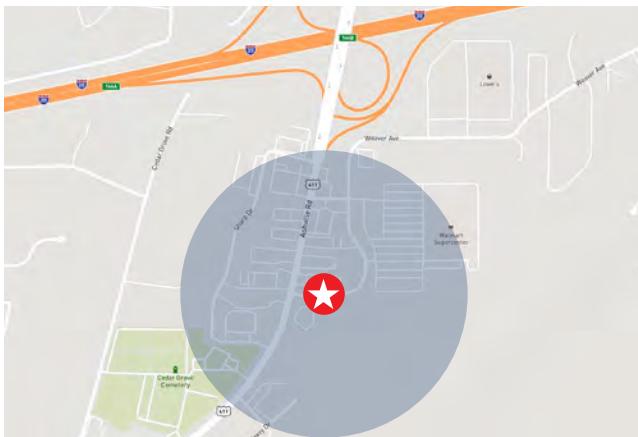
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Nestled just 17 miles from downtown Birmingham, Leeds is a tri-county municipality, straddling the borders of Jefferson, Shelby, and St Clair counties. It's incredibly convenient to I-20 and I-59, as well as the Birmingham International Airport, but maintains enough distance to be isolated from traffic and city congestion. The City of Leeds is approximately 22.7 square miles with an estimated residential population of 12,271 and 4,620 households in 2021.

Founded in the late 1800's around the cement manufacturing industry, Leeds gradually evolved into an extended suburb of the Greater Birmingham Area making it desirable for anyone ready to live, work or play.

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	3,414	15,380	28,964
DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	1,050	4,337	7,097
INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$96,008	\$86,690	\$98,968

LOCATED IN ONE OF LEED'S MOST ACTIVE RETAIL CORRIDORS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	2.2M
Visitors	267.8K
Visit Frequency	8.15x
Avg Dwell Time	28 minutes
Traffic Counts	21,099 AADT on Ashville Rd

2.2M
VISITS

\$96K+
AVG HH INCOME
WITHIN 1 MILE

267.8K
VISITORS



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