



# RETAIL SPACE FOR LEASE

767 Shades Mountain Plaza, Hoover, AL 35226

Neighborhood shopping center  
in the heart of Bluff Park



### AVAILABILITY:

**1,500 SF**

\$17.00/SF NNN

**2,760 SF**

\$15.00/SF NNN



### TENANTS:

- Dr. James Sampson Family Dentistry
- Mason Music
- Wings Plus
- BenchMark Physical Therapy
- Bluff Park Coffee Collective



### PARKING:

40 surface parking spaces



**HARBERT**  
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: [Harbert-Retail.com](http://Harbert-Retail.com)  
2 North 20th Street, #1700, Birmingham, AL 35203

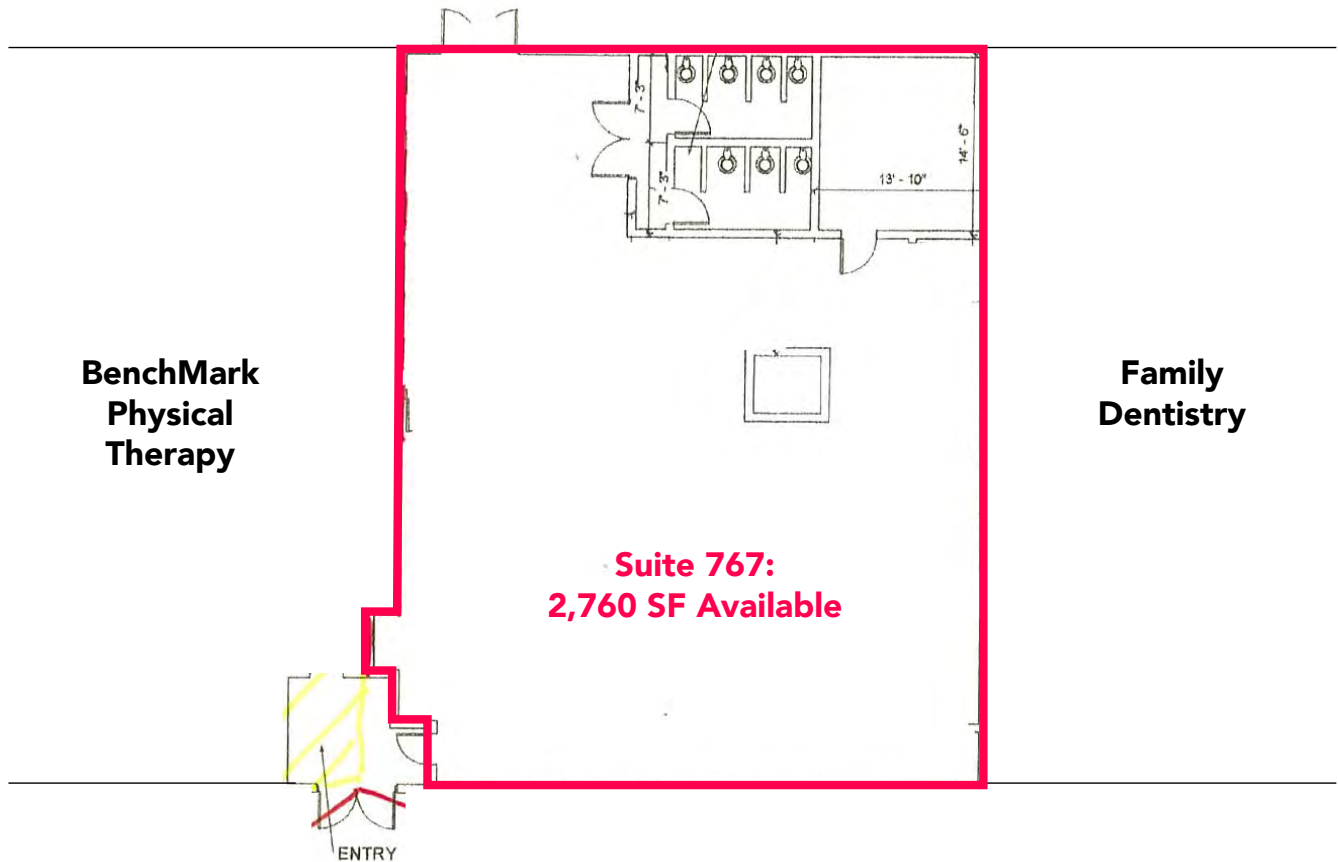
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## 2,760 SF - \$15.00/SF NNN



**Suite 767:  
2,760 SF Available**



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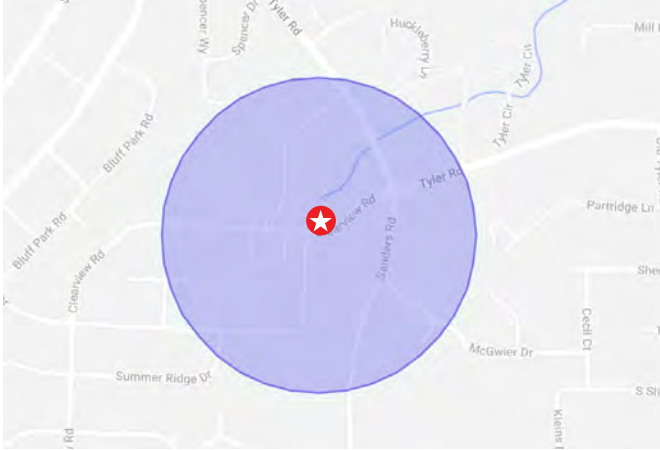
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## LOCATED IN AN ACTIVE NEIGHBORHOOD RETAIL CENTER



### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	605K
Visitors	124.3K
Visit Frequency	4.87x
Avg Dwell Time	46 minutes

# 605K

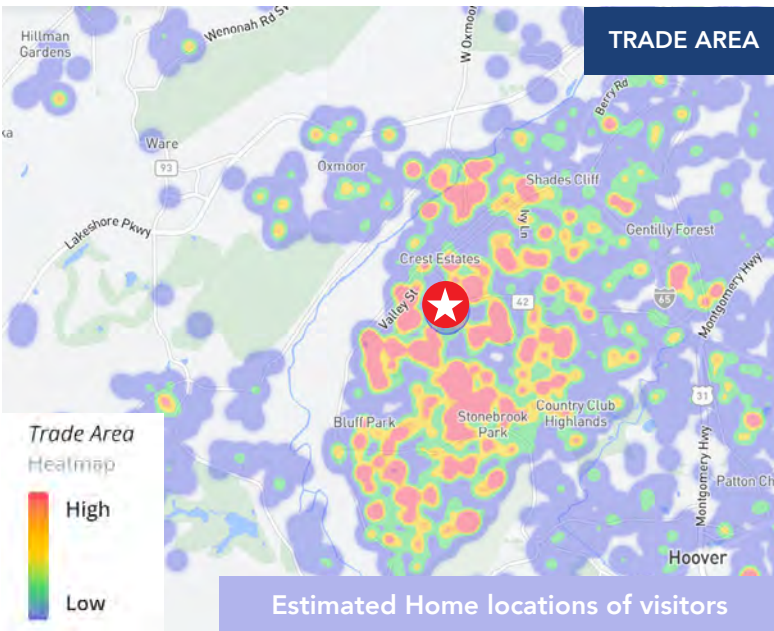
VISITS

# \$150K+

AVG HH INCOME  
WITHIN 1 MILE

# 124.3K

VISITORS



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	6,810	47,520	145,476

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	2,769	20,403	61,164

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$150,527	\$140,852	\$119,719



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