



RETAIL SPACE FOR LEASE

4524 Southlake Parkway, Hoover, AL 35244

SOUTHLAKE VILLAGE



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ASKING RATE:

Call For Details



TOTAL SIZE:

±56,796 SF



AVAILABILITY:

Suite 3: 1,608 SF

Suite 25: 2,590 SF

Suite 29: 1,080 SF

Outparcel: 1/2 acre available for ground lease



LOCATION:

Ideally located along Valleydale Road just off of I-65 in heavy traffic corridor



PARKING:

367 surface spaces

POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	3,393	41,587	104,762

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	3,742	32,996	56,705

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$131,265	\$88,653	\$108,864



HARBERT
RETAIL

JOHN TALLY

jtally@harbertrealty.com | 205.757.0237

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.

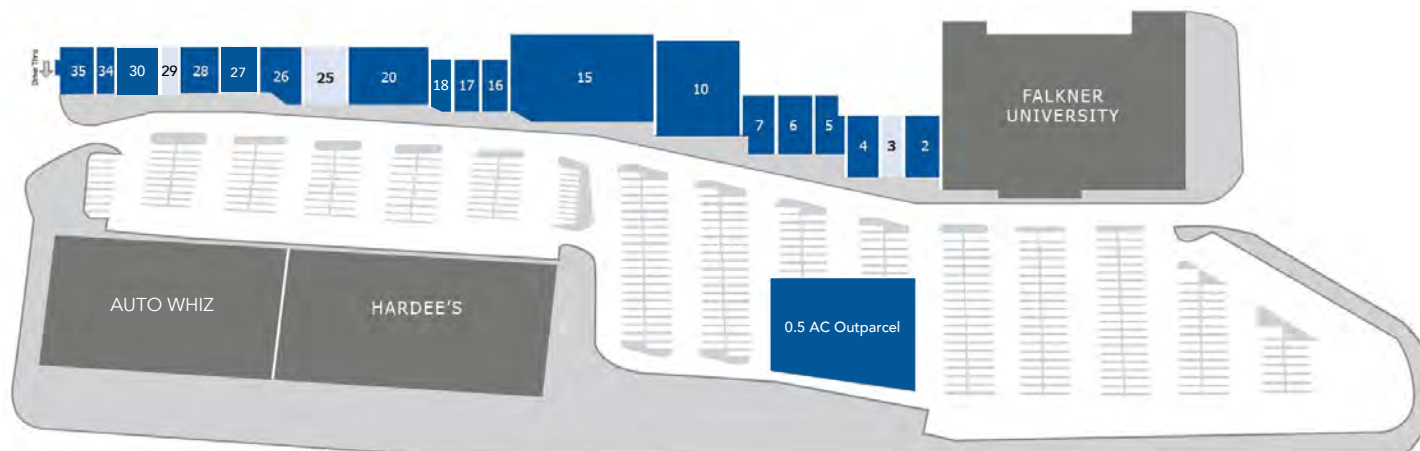
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2	LoanDepot	2,160
3	AVAILABLE	1,608
4	JPA Real Estate	2,712
5 & 6	Alfa Insurance	3,192
7	Mickey's Grill	2,925
10	CoreFit	9,000
15	AmSher Collections	11,891
16	Tom Murphy Real Estate	1,308
17	Nail Salon	1,750
18	Razor's Barber and Style	1,350
20	Jefferson's	4,410
25	AVAILABLE	2,590
26	Southlake Orthopedics	1,700
27	Rest and Digest Wellness Clinic	1,200
28	Happy China	1,500
29	AVAILABLE	1,080
30	Rest and Digest Wellness Clinic	3,240
34	Remedies Pharmacy	1,080
35	Gadsden Music Company	2,400
OP	AVAILABLE	0.5 AC



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Valleydale Road
25,228 AADT



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