

FOR LEASE

Galleria Trace

2801 John Hawkins Parkway, Hoover, AL 35244



SHANNON
WALTCHACK



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	Suite 109C: 1,440 SF (Available with 60 days notice)
Lot Size:	3.66 Acres

PROPERTY DETAILS

- Prime retail shop spaces for lease in Hoover's Galleria Trace with excellent parking
- Excellent building and pylon signage opportunities
- Located in Hoover on Highway 150/John Hawkins Parkway across from top-performing Walmart (ranked in the top 10% locally, state-wide and nationally) and Academy Sports
- Traffic light-controlled access
- 2022 Traffic Count: 29,682 VPD
- Incredible visibility on Highway 150 with easy access to I-459 Highway 31

GEORGE ELLIOTT

205.531.6094

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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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REAL ESTATE

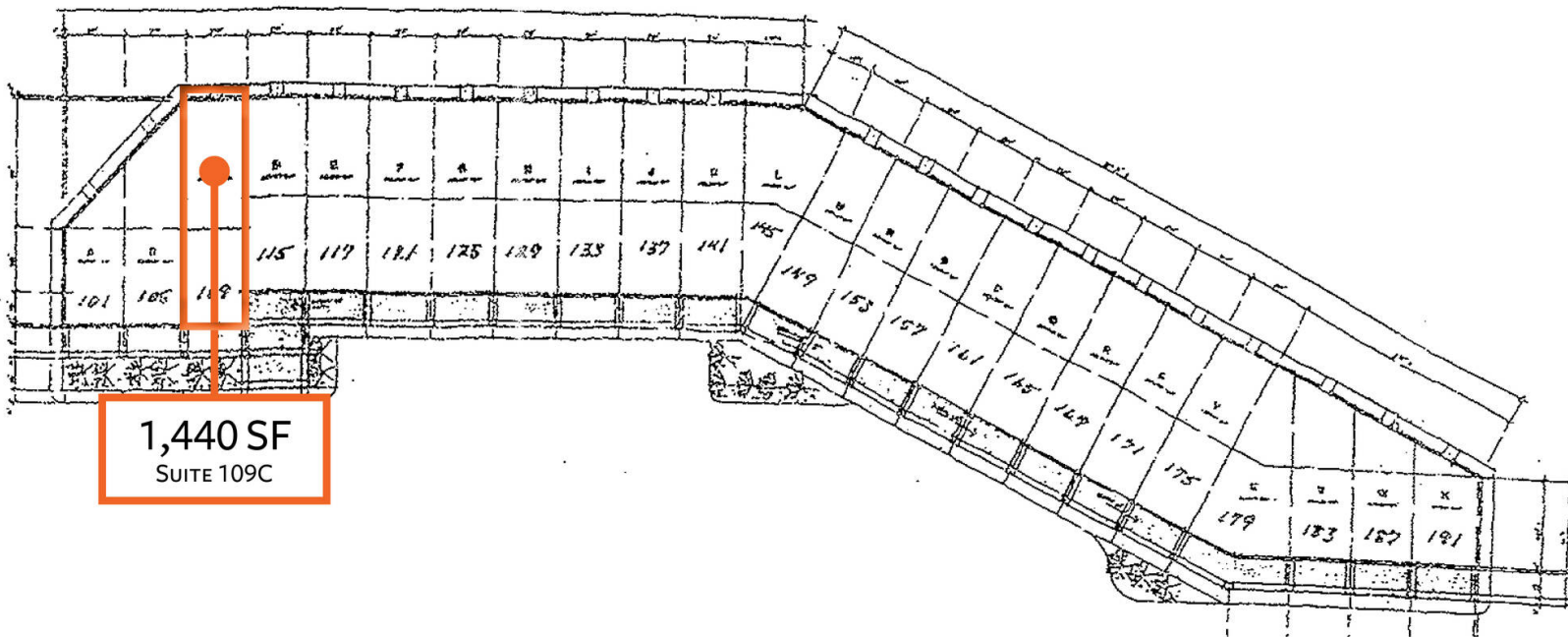
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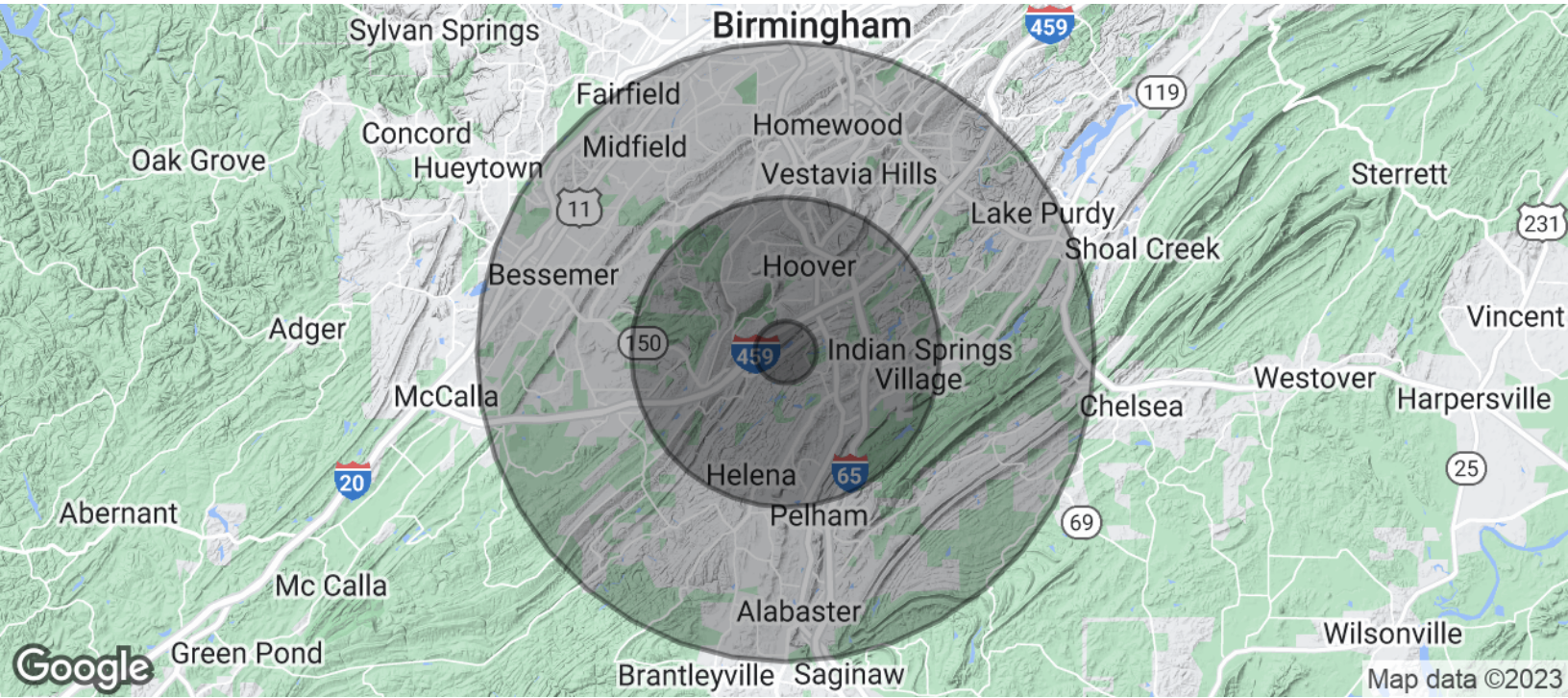
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,655	105,959	387,262
Average age	36.4	36.4	36.1
Average age (Male)	36.9	35.1	34.9
Average age (Female)	35.5	37.7	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,906	42,701	156,399
# of persons per HH	2.4	2.5	2.5
Average HH income	\$90,257	\$84,053	\$75,189
Average house value	\$392,685	\$276,029	\$274,583

* Demographic data derived from 2020 ACS - US Census

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