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# WILDWOOD RETAIL FOR LEASE

WILDWOOD EXPRESS

231 STATE FARM PARKWAY | BIRMINGHAM, AL

# PROPERTY SUMMARY

<b>ADDRESS</b>	231 State Farm Parkway Homewood, AL 35209
<b>SIZE</b>	10,500 SF
<b>YEAR BUILT</b>	2000
<b>TENANT MIX</b>	Godfather's Pizza Moe's Southwest Grill Swoope Hair Salon CBD MJ
<b>AVAILABILITY</b>	1,411 SF - 2,822 SF 780 SF
<b>PARKING</b>	6.5/1000 SF
<b>LEASE RATE</b>	\$25.00 - 30.00 PSF NNN



Wildwood Express is located across Lakeshore Parkway from the only Walmart Supercenter/Sam's Club combo in Birmingham.



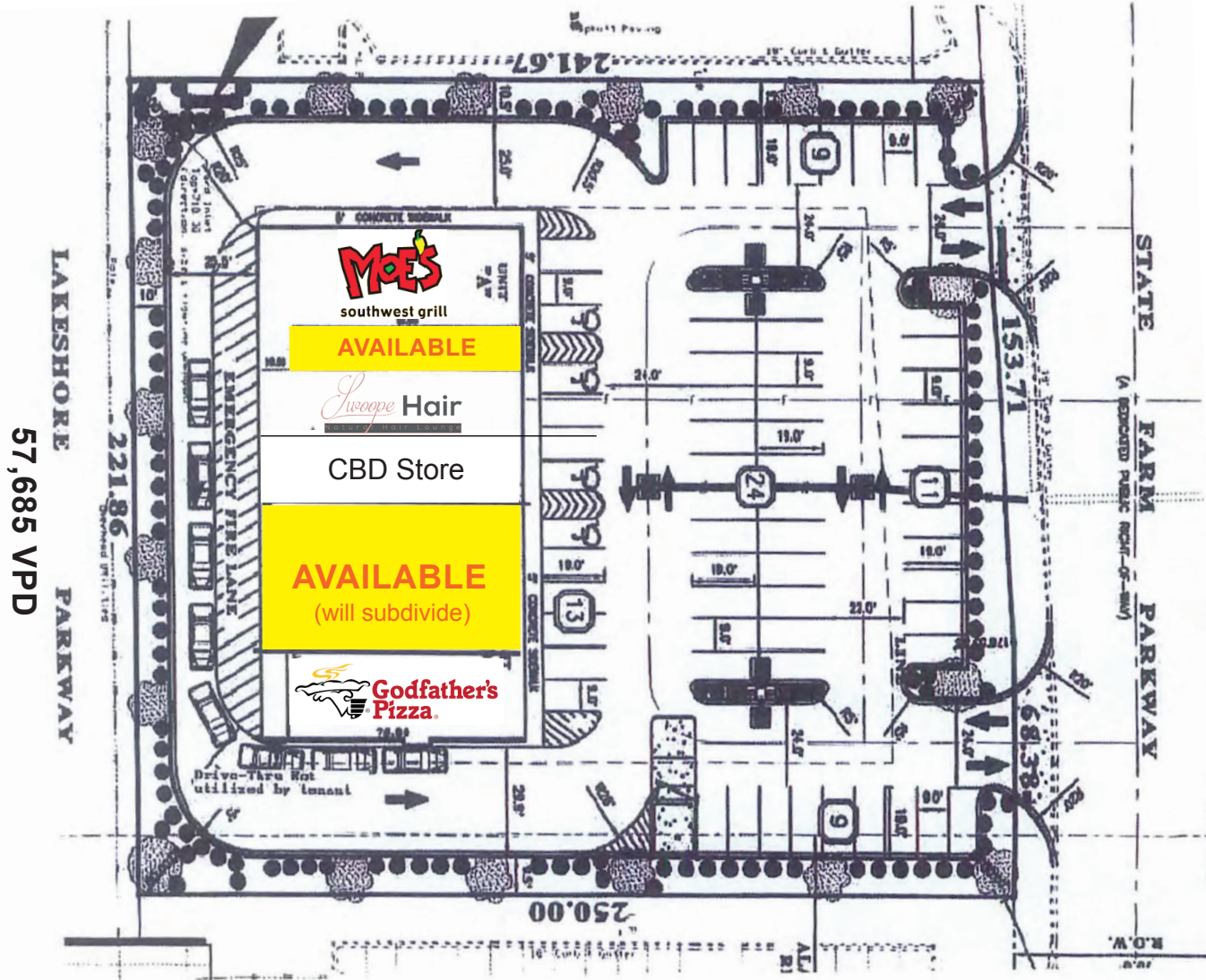
## PROPERTY HIGHLIGHTS

Wildwood Express is a bustling retail strip center located in the City of Homewood, in the Birmingham MSA. This center is part of a major retail hub of Birmingham off of I-65 with a huge volume of daily and evening visitors. This section of I-65 connects downtown Birmingham to it's affluent neighborhoods: Homewood, Hoover and Vestavia Hills.

The center has six retail storefronts. The far left bay has a working drive-thru and the far right bay has covered patio seating. The surface parking lot is well-lit and more than sufficient for the retail users.

The center has two retail bays available for lease. The maximum contiguous space is 2,822 SF.

# SITE PLAN



57,685 VPD

# FUNDAMENTALS

## TRAFFIC COUNTS

123,078 VPD I-65  
57,685 VPD LAKESHORE PKWY



## AVERAGE HH INCOME

1 MILE: \$108,865  
3 MILE: \$110,113



## POPULATION

1 MILE: 9,013  
3 MILE: 71,028



## DAYTIME POPULATION

1 MILE: 5,816  
3 MILE: 41,595



## WILDWOOD/HOMEWOOD AREA

Wildwood Express is ideally located on busy Lakeshore Parkway which serves 57,000+ cars per day, and is just off Interstate 65, which serves 120,000+ cars per day. This area has exploded with new single and multifamily communities due to the nearby Samford University campus and multiple industrial developments. Regional distribution centers for FedEx, Dollar General, Carvana, Lowe's and CVS are located just down Lakeshore Parkway.

Birmingham's latest industrial park is located down the road from this shopping center.

# WILDWOOD RETAILERS ARE TOP PERFORMERS

## NEARBY RETAILER PERFORMANCE



	NATIONAL	STATE	15 MILE
Walmart	83%	84%	50%
Lowe's	69%	39%	57%
DOLLAR TREE	87%	95%	85%
Conn's HomePlus	97%	100%	100%
Dirt Cheap	82%	87%	100%
MILO'S	85%	85%	81%
WHATABURGER	91%	75%	100%
Chick-fil-A	85%	85%	81%
STARBUCKS COFFEE	83%	71%	78%
COOK OUT	83%	72%	100%
at&t	86%	90%	87%



# AERIAL MAP



**DOWNTOWN BIRMINGHAM**  
7 MILES AWAY

**UAB**  
5 MILES AWAY

**PALISADES SHOPPING CENTER**  
Walmart Neighborhood Market, ZAXBY'S, City G.E.A.R., Rainbow, Enterprise, DQ, TACO BELL, Guthrie's

HARBOR FREIGHT  
FLOOR DECOR

**SAMFORD UNIVERSITY**

**HOMEWOOD COMMONS**  
Dirt Cheap, MILO'S, PNC BANK, planet fitness, at&t, Surge, State Farm

Yummy Bowl, FedEx Office, Whataburger, DRURY HOTELS, Best Western

65  
123,078 VPD

State Farm

chli's

Sams Club

Walmart

57,685 VPD

**WILDWOOD CENTRE**  
HOBBY LOBBY, DOLLAR TREE, AMERICA'S BEST CONTACTS & EYEGLASSES, T-Mobile, SUBWAY, HIBBETT SPORTS, K&G FASHION SUPERSTORE, Conn's, HomePlus

FOUR POINTS BY SHERATON

Hilton Garden Inn

SW

tropical smoothie CAFE, IHOP, Spectrum

Wendy's

Chipotle

McDonald's

Starbucks

McAlister's Deli

LOWE'S

AISOUTH

JOHN CARROLL CATHOLIC HIGH SCHOOL

MAVIS DISCOUNT TIRE

COOK OUT

# SPACE PLAN

## SUITE 105

