

**FOR LEASE**

# Shoppes at City Hall

1070 Montgomery Highway, Vestavia Hills, AL 35216



**SHANNON  
WALTCHACK**



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$20.00 / SF (NNN)
<b>Available SF:</b>	2,100 SF
<b>Building Size:</b>	27,714 SF

## PROPERTY DETAILS

- Rare availability in prominent neighborhood center adjacent to Vestavia Hills City Hall
- Located along Highway 31, one of Birmingham's most highly traveled corridors (33,800 VPD)
- Long standing co-tenants include Vestavia Hills Apothecary, Pappas' Grill and Truist Bank
- Ample parking

**ANNA KATE TEAL**

205.977.9909

akt@shanwalt.com

**WE LOVE  
REAL ESTATE**

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

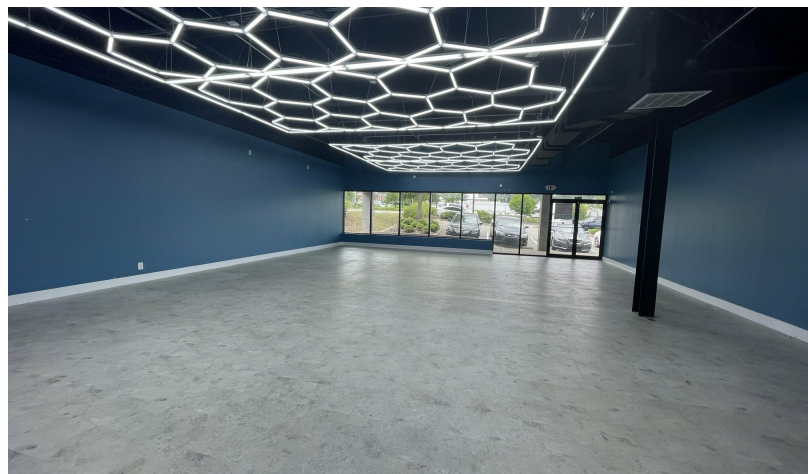
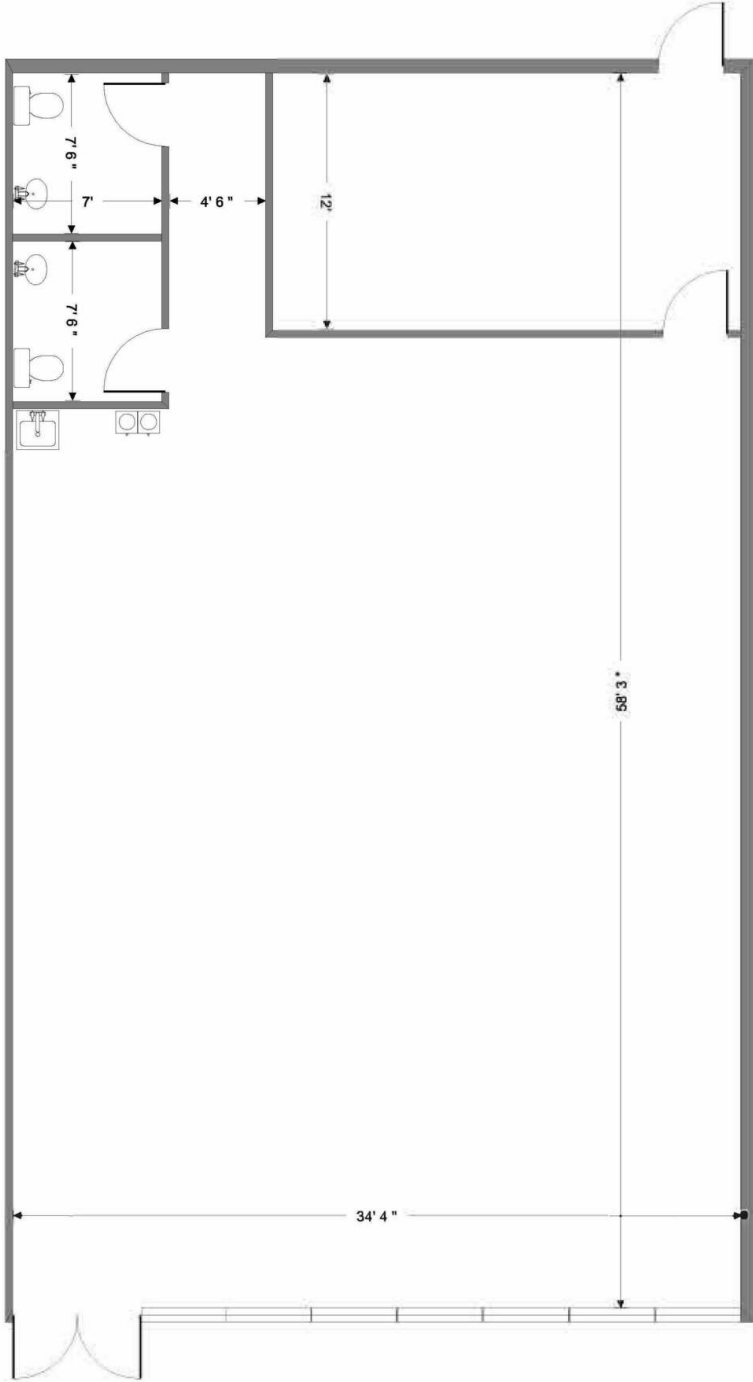
**FOR LEASE**

# Shoppes at City Hall

1070 Montgomery Highway, Vestavia Hills, AL 35216



**SHANNON  
WALTCHACK**



**ANNA KATE TEAL**

205.977.9909

akt@shanwalt.com

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

**WE LOVE  
REAL ESTATE**

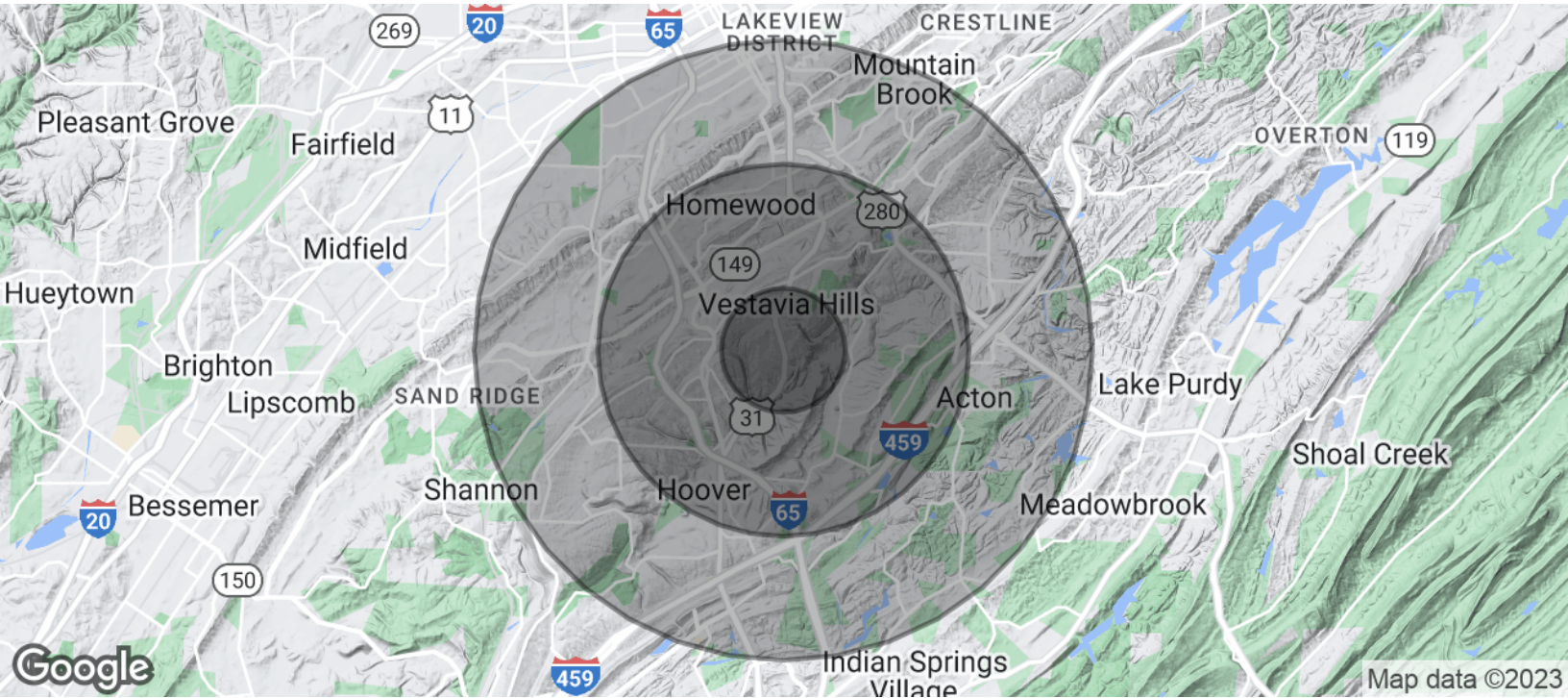
**FOR LEASE**

# Shoppes at City Hall

1070 Montgomery Highway, Vestavia Hills, AL 35216



**SHANNON  
WALTCHACK**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,170	64,086	173,178
Average Age	39.6	35.7	35.5
Average Age (Male)	37.1	34.8	34.7
Average Age (Female)	42.5	36.5	36.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,049	25,754	74,283
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$103,328	\$93,982	\$85,429
Average House Value	\$429,883	\$405,722	\$374,263

\* Demographic data derived from 2020 ACS - US Census

**ANNA KATE TEAL**

205.977.9909

akt@shanwalt.com

**WE LOVE  
REAL ESTATE**

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