

Vestridge Commons Shopping Center

Vestavia Hills, AL 35216

1360 Montgomery Highway
Vestavia Hills, AL 35216

Property Info:

Available: NONE Currently 100% Leased

5,000 sf Available (Formally Anytime Fitness)

2,500 sf: (Former MRI Space)

Total GLA:

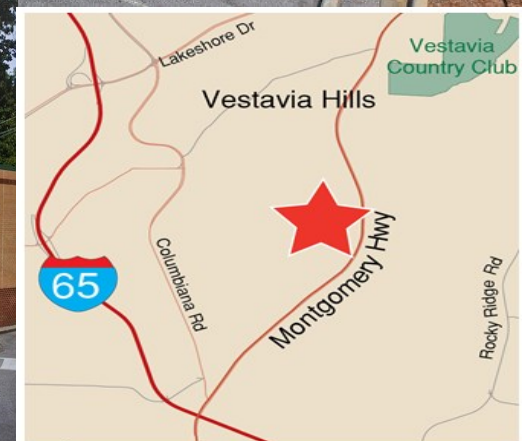
Approximately 29,900 SF

Rental Rate: Call Agent For Rates

NNN Estimated @ \$6.87psf

Current Tenants:

Sol Azteca Mex Rest, Monograms Plus,
Cartridge World, Kool Korner's Sandwich,
Progress Bank, Parris Nails, HEAL Inc.
& Heartland Veterinary Clinic



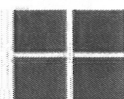
www.engelrealty.com

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(205) 939-8239 Direct
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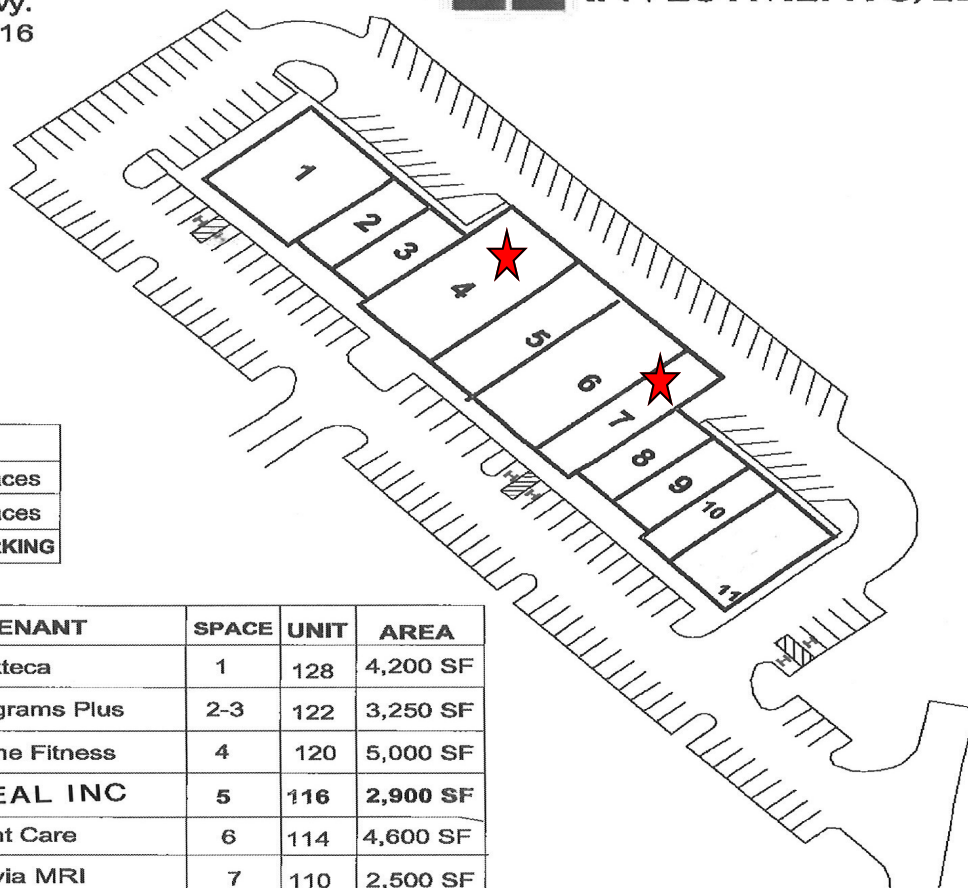
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Vestridge Commons

1360 Montgomery Hwy.
Birmingham, AL 35216



FAIRWAY
INVESTMENTS, LLC



PARKING

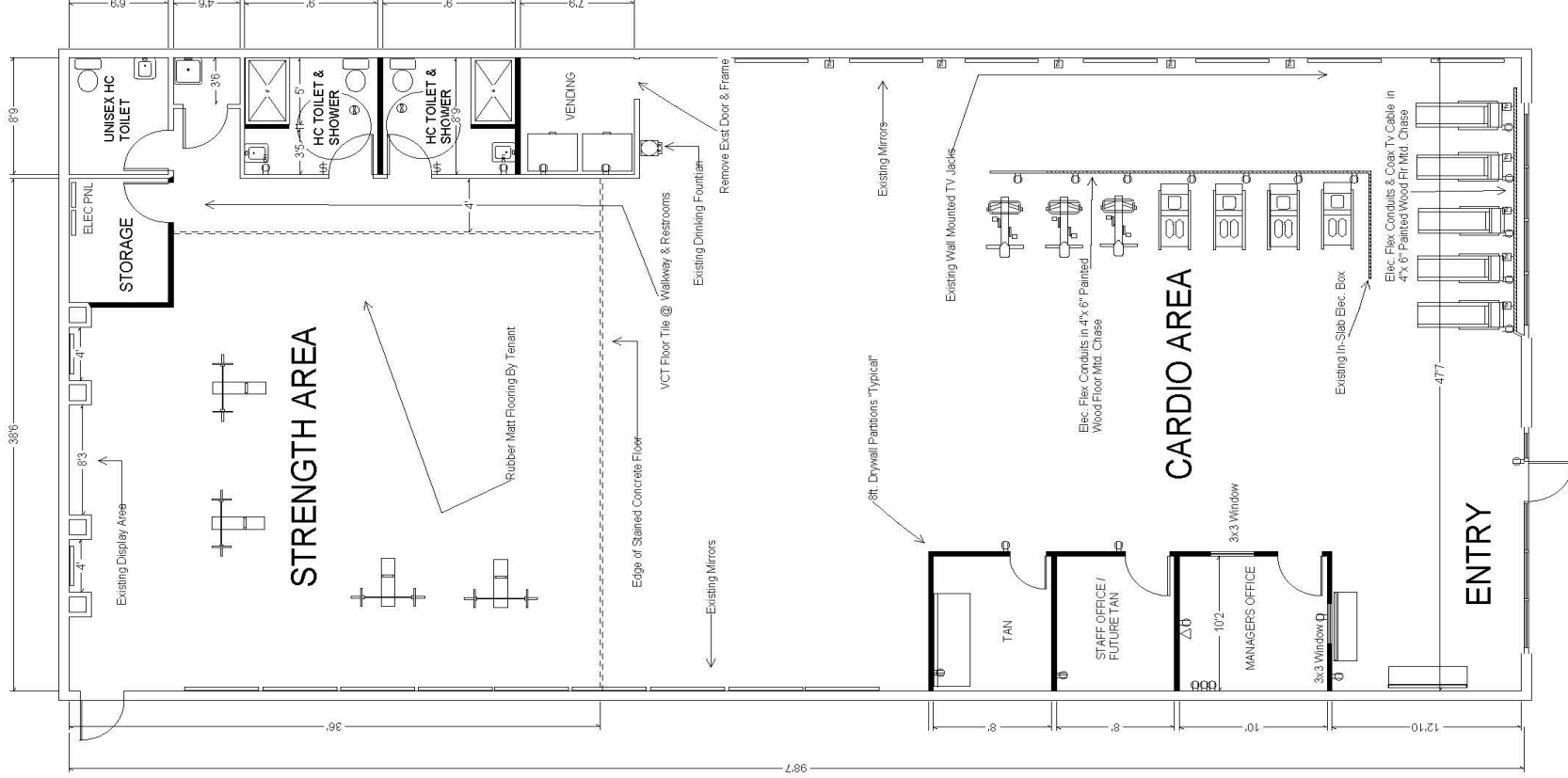
159 - General Parking Spaces

6 - Handicap Parking Spaces

165 - TOTAL PROPERTY PARKING

TENANT	SPACE	UNIT	AREA
Sol Azteca	1	128	4,200 SF
Monograms Plus	2-3	122	3,250 SF
Anytime Fitness	4	120	5,000 SF
HEAL INC	5	116	2,900 SF
Urgent Care	6	114	4,600 SF
Vestavia MRI	7	110	2,500 SF
Cartridge World	8	108	1,625 SF
Philly Connection	9	106	1,625 SF
Studio Elle Salon	10	104	1,400 SF
First Partners Bank	11	100	2,800 SF
TOTAL:			29,900 SF

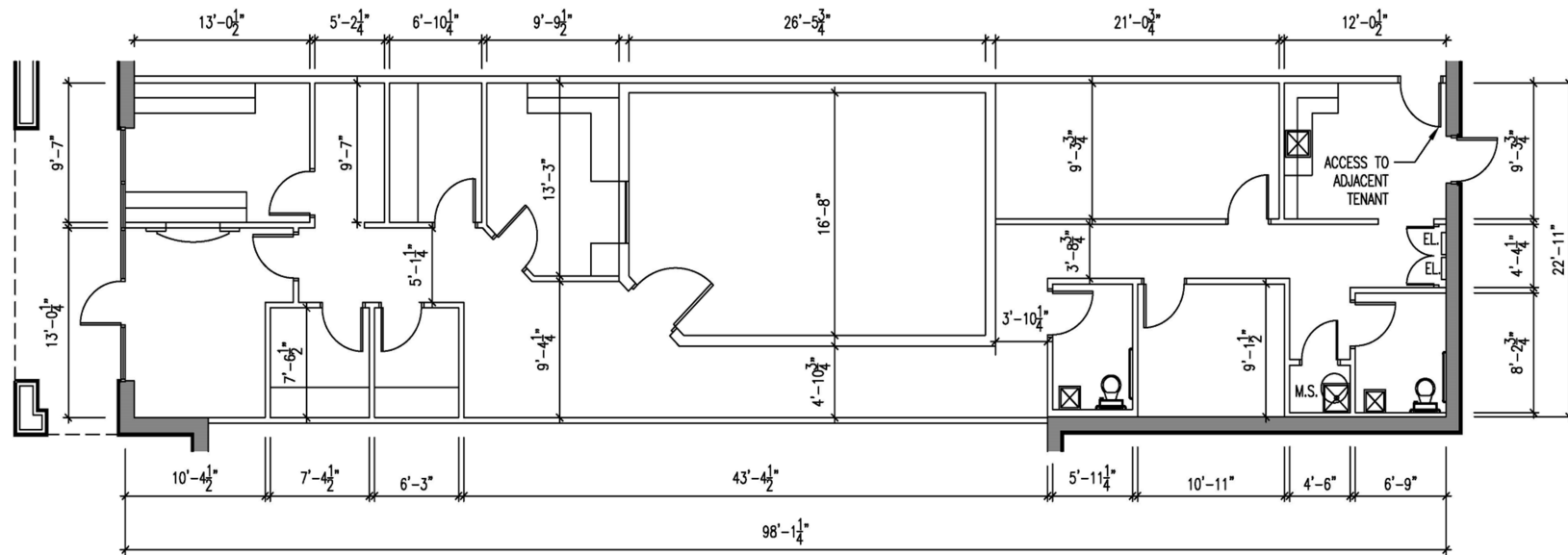
PROPOSED LAYOUT FOR ANYTIME FITNESS; VESTRIDGE
GENE R. FOSHEE INC. 4/21/10



2,500 SF Former MRI Space

SHEET SIZE 11 X 17

GENERAL NOTES:
TYPICAL DROP TILE CEILING ON FLOOR - 9'-10.375" CLEAR HEIGHT



EXISTING CONDITIONS



0 4' 8'
SCALE 1/8" = 1'-0"

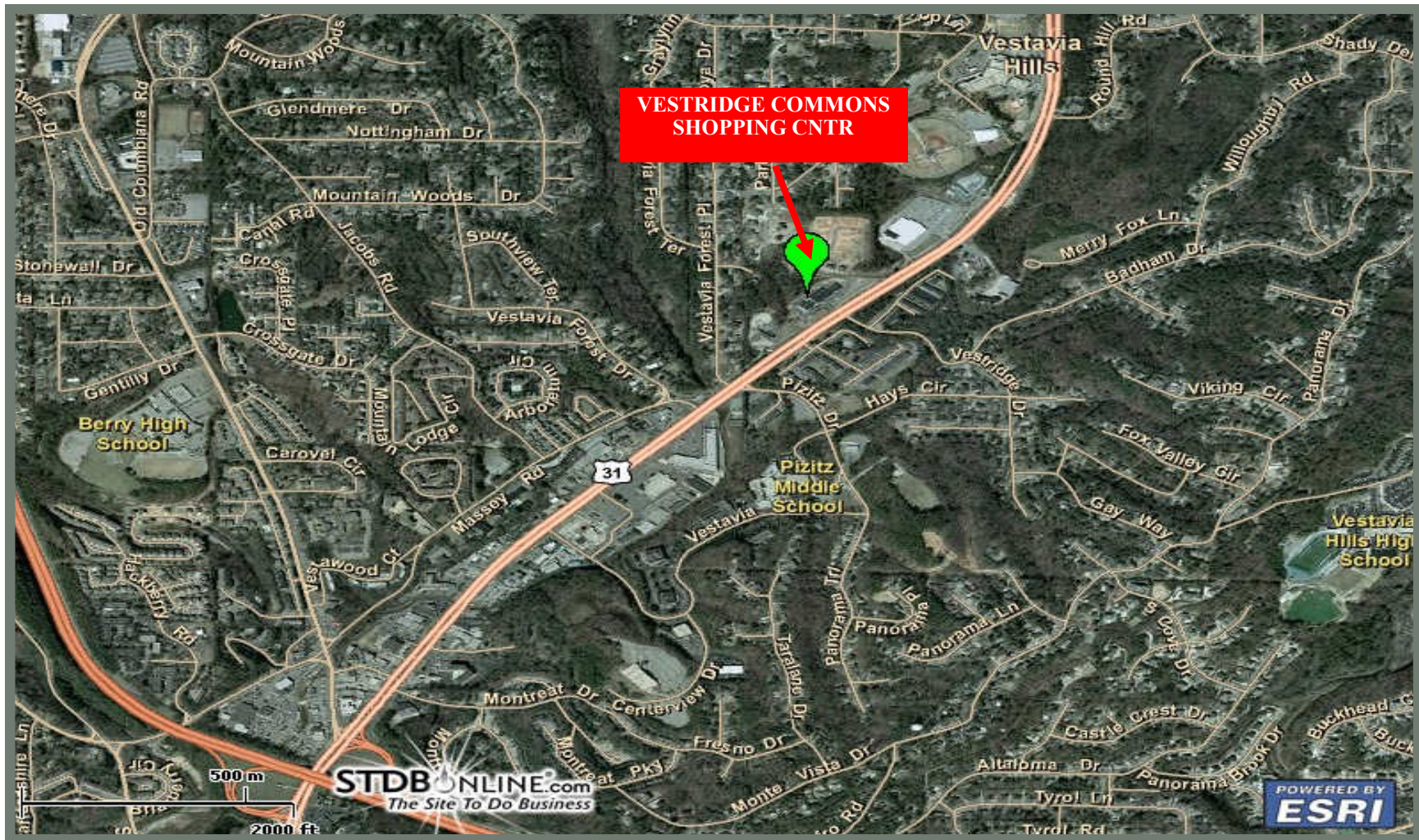
SUITE **110** | **VESTRIDGE COMMONS**
1360 MONTGOMERY HIGHWAY, VESTAVIA HILLS, AL 35216

FAIRWAY INVESTMENTS, LLC.
728 Shades Creek Pkwy #200,
Birmingham, AL 35209

PROJECT NO.
65.021
ISSUE DATE:
3/27/2020

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<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
POPULATION:	8,176	64,460	157,208
AVG. HH INCOME:	\$92,670	\$89,145	\$85,012
NUMBER OF HOUSEHOLDS:	3,430	26,702	67,929

