

PRIME RETAIL SPACE ADJACENT TO KOHL'S

Hoover, AL 35226 | 5513 Grove Blvd | Preserve Parkway & Sulphur Springs Rd | #1331



- 24,700 +/- SF available adjacent to Kohl's
- Located at Grove Blvd, off I-459 in Hoover
- Great co-tenancy with abundant growth surrounding the area
- Abundant parking and visibility from Grove Blvd

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES	TRAFFIC COUNTS	
2018 POPULATION	38,074	103,656	186,785	Preserve Parkway	9,600 VPD
2018 DAYTIME POPULATION	34,262	102,899	185,124	Interstate 459 South	80,540 VPD
2018 AVERAGE HH INCOME	\$116,964	\$96,121	\$92,205		
2018 MEDIAN HH INCOME	\$94,039	\$73,078	\$68,522		

AVAILABLE SF:
24,700 SF

FRONTAGE:
APPROX 98' 0"

ZONING:
COMMERCIAL

RATES:
CALL FOR DETAILS

AREA ANCHORS

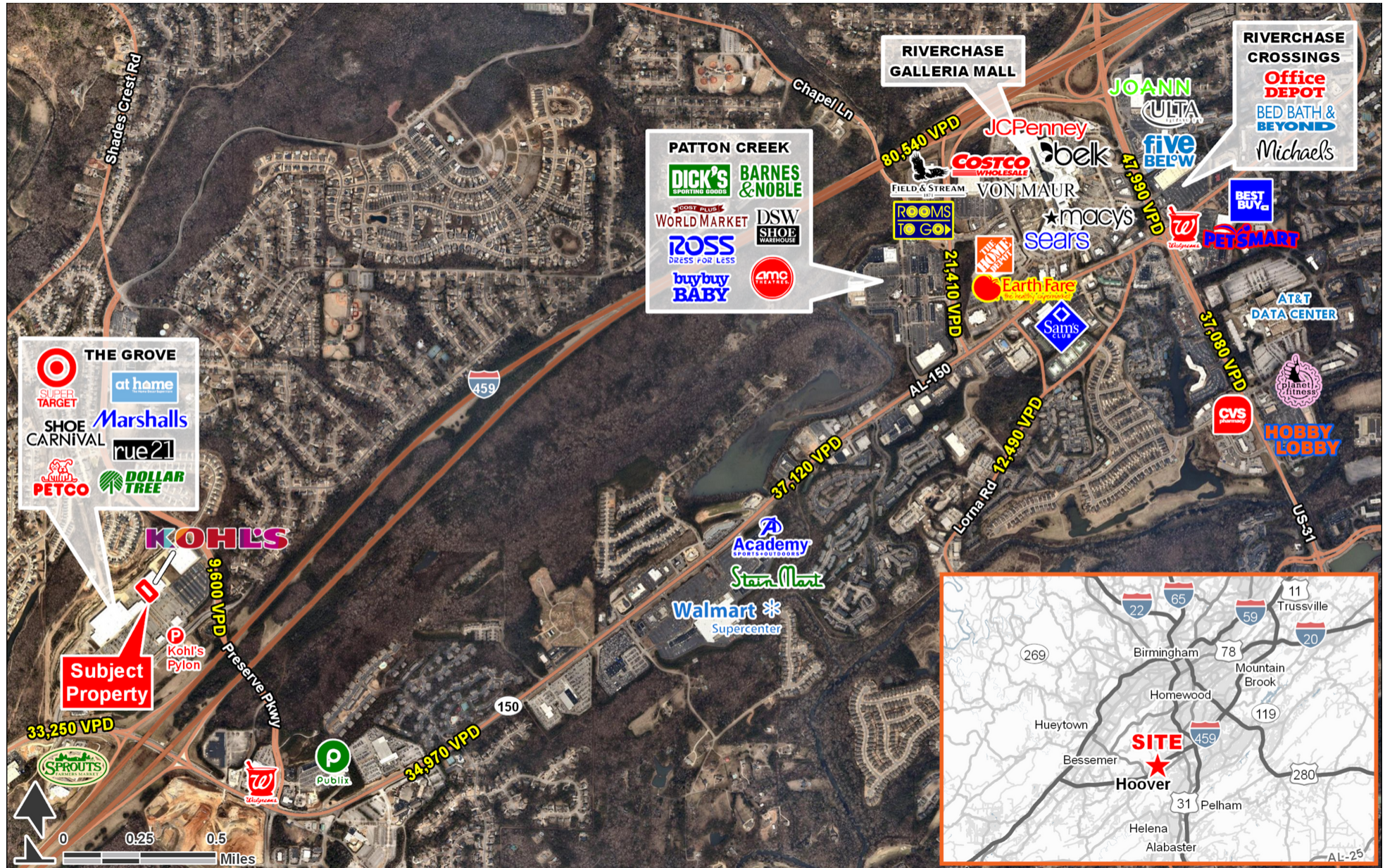


FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
KATHY DENNIS, CCIM • kathy.dennis@tscg.com • 205.776.6708



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TSCG

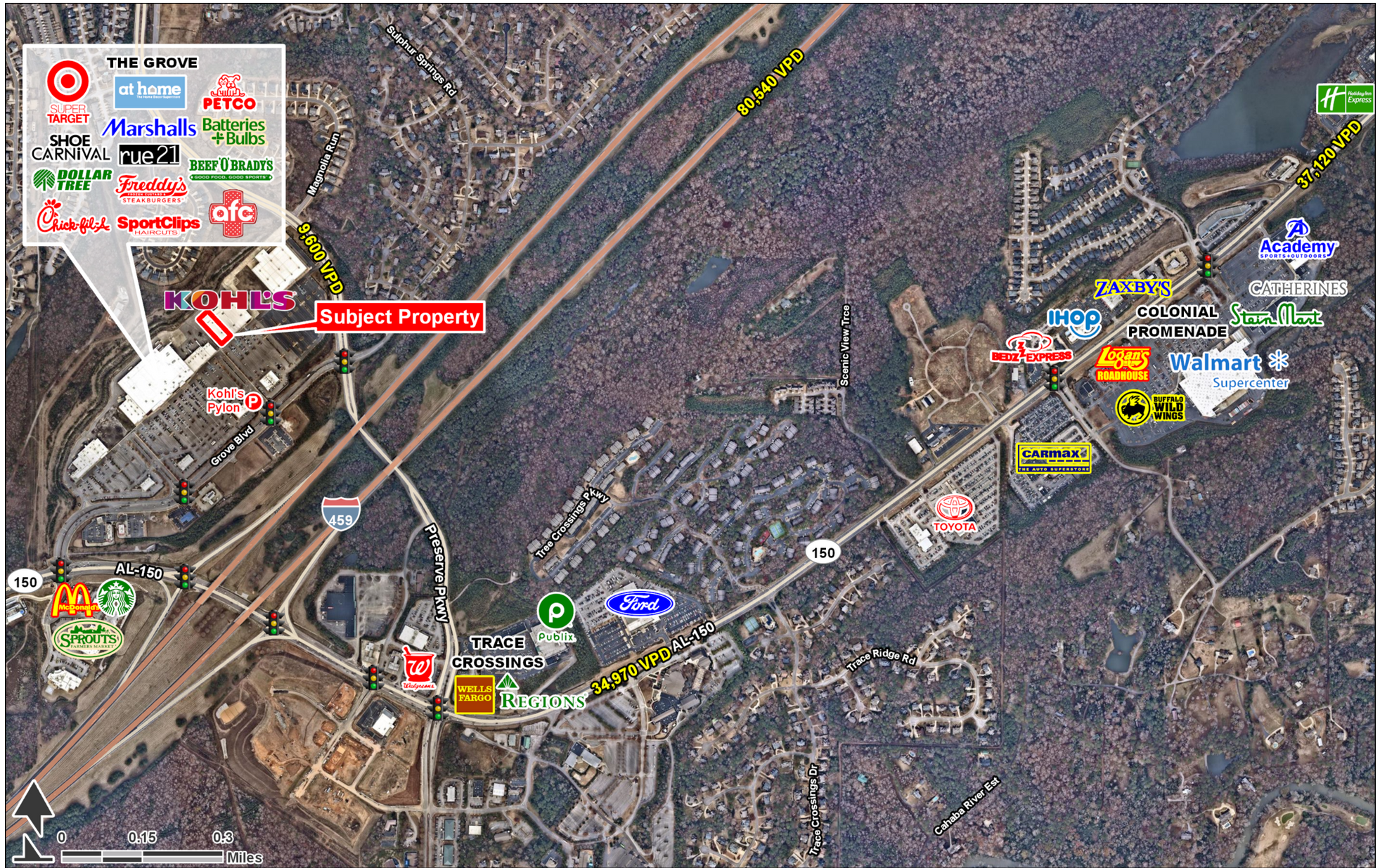
Stan Johnson Co.
 THE NET LEASE AUTHORITY®

CHAINLINKS
 RETAIL ADVISORS

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

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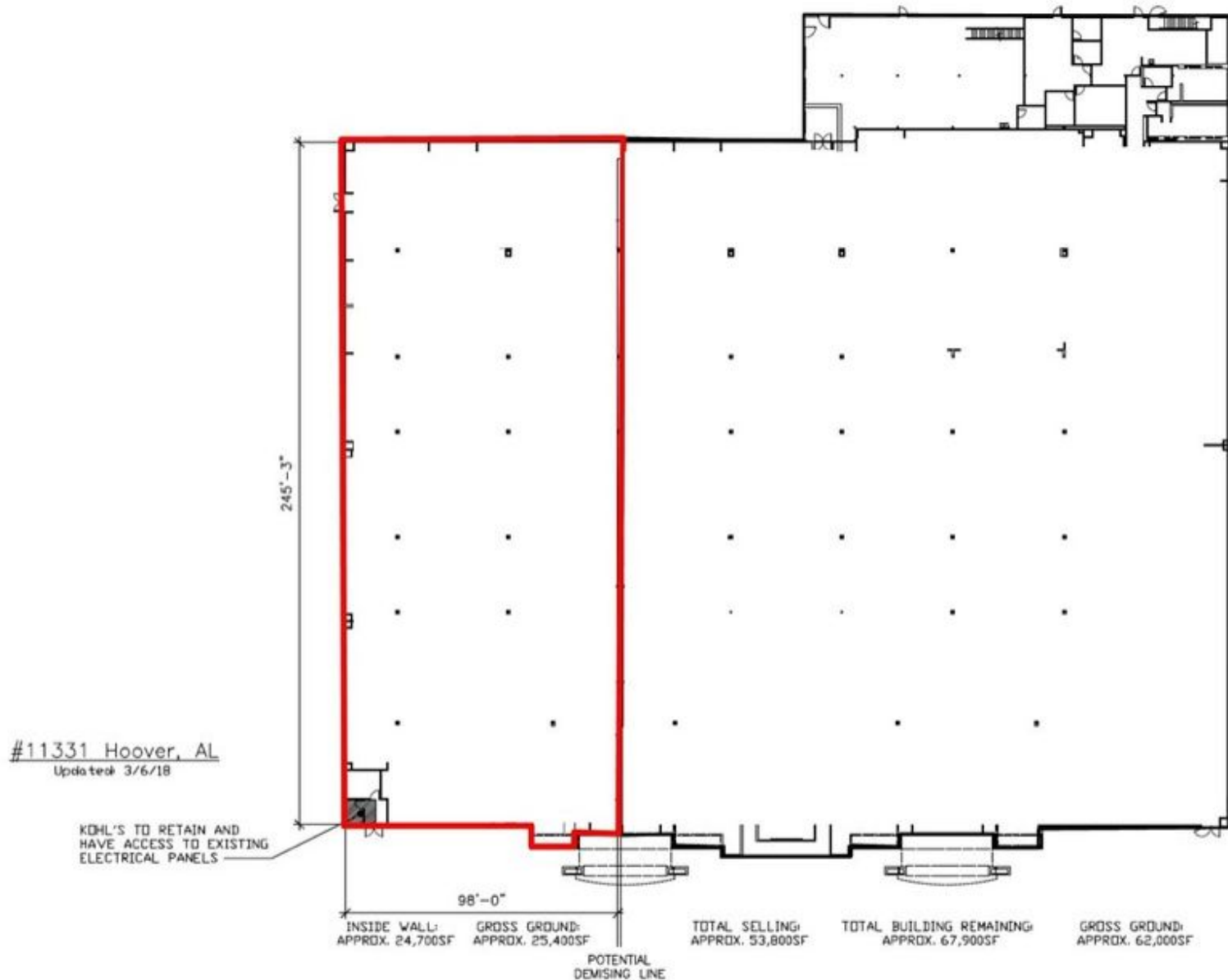
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