



retail SPECIALISTS

FOR LEASE

PATCHWORK FARMS

SE CORNER US-280 & I-459, BIRMINGHAM, ALABAMA 35243



- SHOP SPACE AVAILABLE: 4,800 SF (four 1,200 SF spaces)
- Directly adjacent to Alabama's only Lifetime Fitness with over 12,000 members
- US-280/I-459 submarket:
 - 3,350 apartments within two (2) miles of center
 - 6.52 million SF of office space that is currently 98% leased
 - 97,000+ daytime employees

• 5 MILE DEMOGRAPHICS

POPULATION	130,509
HOUSEHOLDS	55,887
AVG HH INCOME	\$ 111,240

JACKSON RATLIFF | 205.490.2828
 JACKSON@RETAILSPECIALISTS.COM



TENANT ROSTER

SUITE	TENANT	SF
Anchor	Publix	45,600
B1-B3	St. Vincent's Primary Care	3,600
B4-B5	Therapy South	2,400
B6	Stretch Zone	1,200
B7-B8	Alabama Sleep Therapy	3,600
B10	Available	1,200
B11	Available	1,200
B12	Smoothie King	1,200
C1-C2	Fleet Feet Sports	1,800
C3	Cahaba Eye Care	1,800
C4	Baha Grill	2,400
D1-D2	Chronic Tacos	2,400
D3	Available	1,200
D4	Available	1,200
D5	Chill Ice Cream	1,200
E1-E4	Phenix Salon Suites	4,800
E5	Great Clips	1,200
E6	Beaute Nail Spa	1,200
E7	GNC	1,200
E8	City Bowls	1,200
Total		81,600

Current Tenant
 Available
 Not Included

