



## Centre at Riverchase

U.S. Hwy 31 & I-459  
1694 Montgomery Hwy  
Birmingham, AL 35216

Metro Area: Birmingham–Hoover, AL

Center Type: Community

GLA: 132,474

Parking Spaces 584

LEASING CONTACT

**Travis Farren**

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### PROPERTY HIGHLIGHTS

- Co-tenants include Guitar Center, Henig Furs, Paul Mitchell Salon, AutoZone, Aaron's & CosmoProf
- Located on the corner of U.S. Hwy 31 and I-459
- Across the highway from Riverchase Galleria
- Traffic count of 37,000 VPD

### MAJOR TENANTS



### DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	6,719	63,412	125,069
HOUSEHOLDS	2,836	28,078	53,505
AVG HH INCOME	\$72,821	\$96,241	\$109,318

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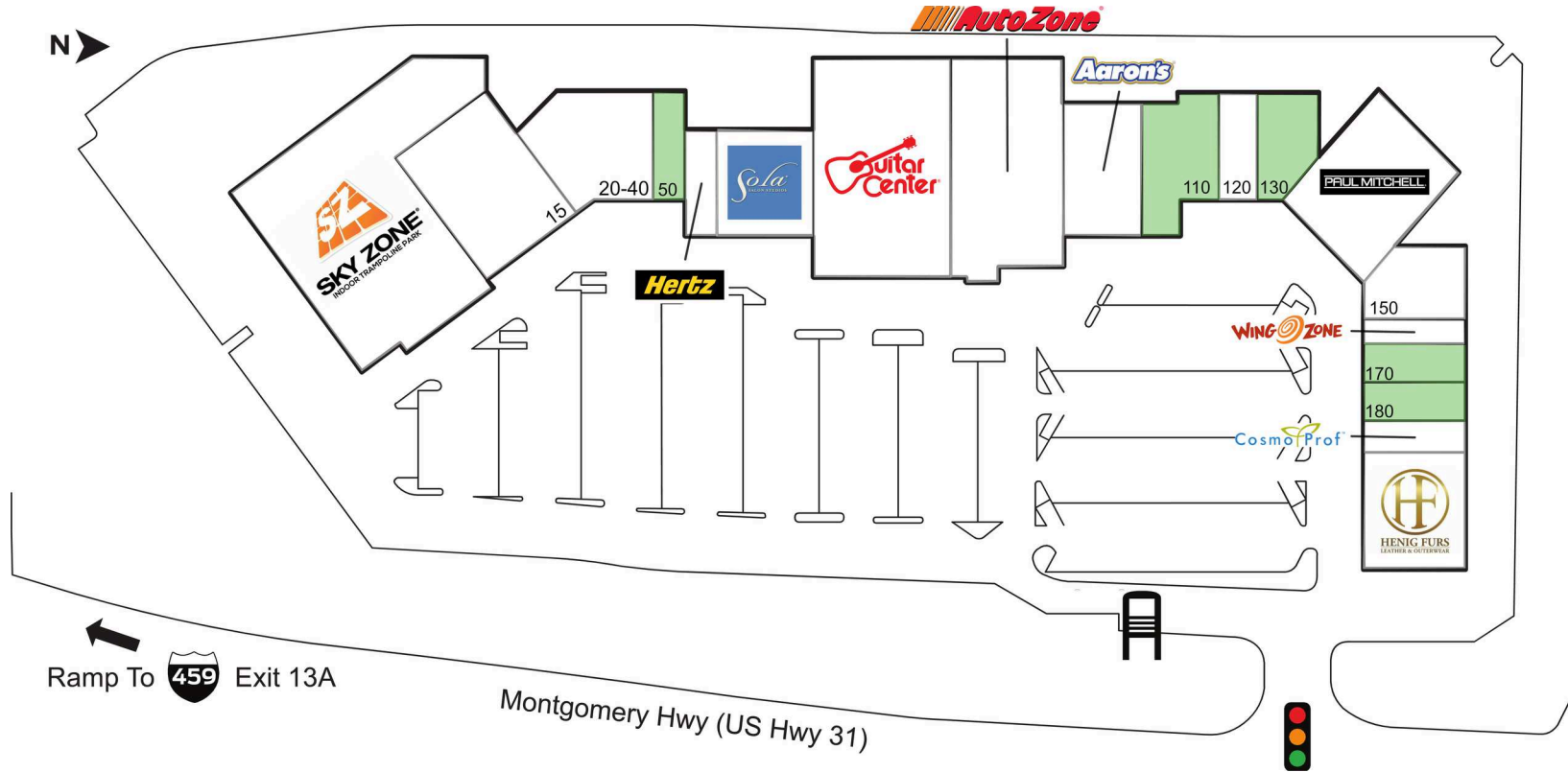
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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



## AVAILABLE SPACES

50	2,000 SF
110	5,455 SF
130	3,541 SF
170	2,400 SF
180	2,400 SF

## CURRENT TENANTS

10	Sky Zone	24,699 SF	90	Guitar Center	15,851 SF	150	Louise's Cakes N' Things	4,163 SF
15	Birmingham Dance Theater	11,253 SF	95	AutoZone	16,044 SF	160	Wing Zone	1,520 SF
20-40	Baja California Mexican Grill	7,523 SF	100	Aaron's	5,945 SF	190	Cosmo Prof	2,000 SF
60	Hertz Rent-A-Car	2,000 SF	120	Dedicated Personnel	2,400 SF	200-210	Henig Furs	7,200 SF
70-80	Sola Salon Studios	6,000 SF	140	Paul Mitchell Salon	10,080 SF			