

# REDEVELOPMENT OPPORTUNITY

Highway 150 & Galleria Blvd, Hoover, AL 35244

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Located off of Highway 150 across the street from the Riverchase Galleria. One of the South's largest indoor shopping malls. This property could be divided into smaller parcels or could be totally redeveloped. Ashley Furniture would be willing to be part of a redevelopment.



## PROPERTY HIGHLIGHTS

- Available: +/- 13.58 acres, will subdivide as small as 2.07 acres
- Zoning is I-1 (Jefferson County)
- Located at the end of Galleria Blvd, Galleria Blvd to be extended to Lorna Road
- Prime development opportunity
- Traffic Count: 29,750 AADT (Highway 150)
- Ashley Furniture is still operating on site

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,793	58,504	119,239
DAYTIME POPULATION	14,362	65,125	116,270
HOUSEHOLDS	2,744	24,103	48,261
AVERAGE HH INCOME	\$85,648	\$101,765	\$108,368

## EXCLUSIVE AGENT(S)

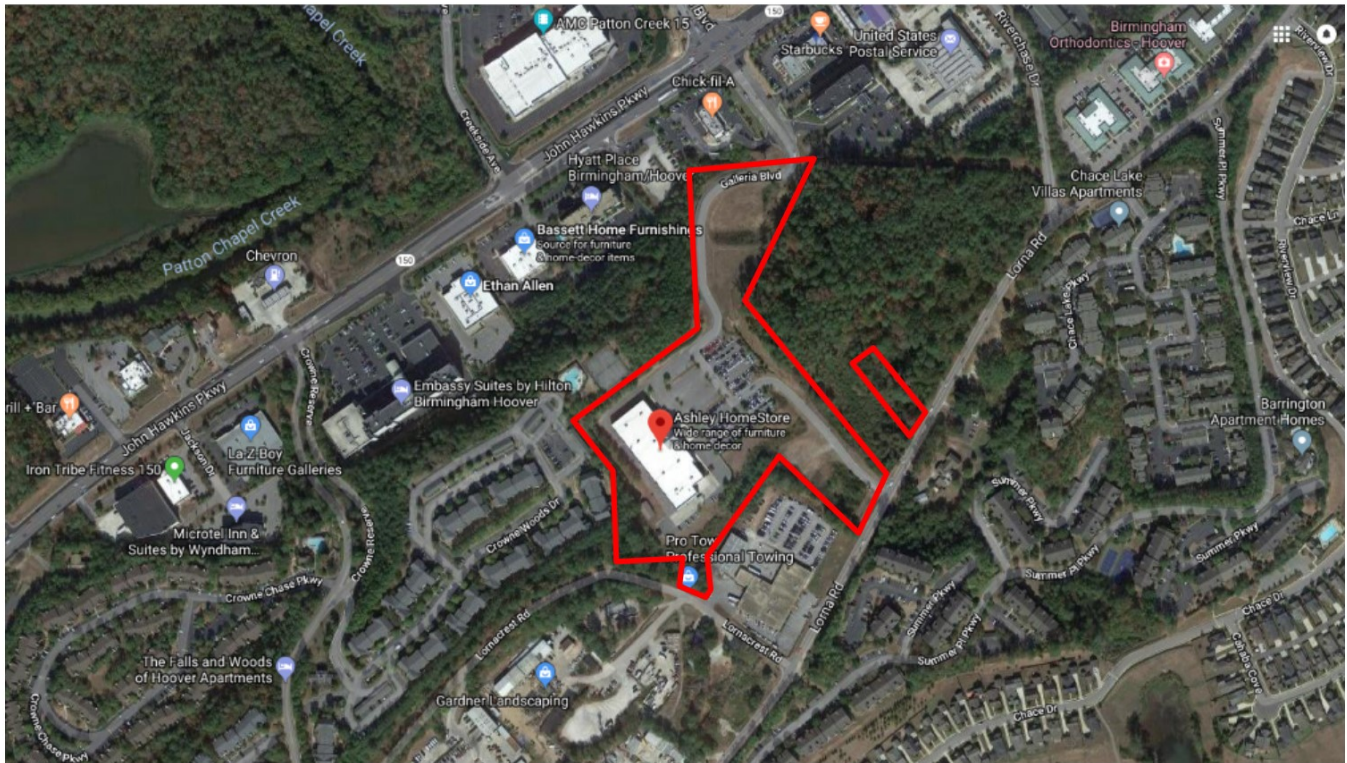
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## SITE PLAN



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