

**FOR LEASE**

# 404 Hollywood Boulevard

Homewood, AL 35209



**SHANNON  
WALTCHACK**



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$31.00 SF/yr NNN
<b>Available SF:</b>	Suite A: 3,050 SF (in-line) Suite C: 1,962 SF (restaurant end-cap)
<b>Building Size:</b>	12,807 SF

## PROPERTY DESCRIPTION

- The former ABC Store in-line suite available now
- End-cap restaurant suite available - current occupants have a month-to-month agreement
- Located on Hollywood Blvd connecting Mountain Brook and Homewood
- Excellent visibility from Highway 280 with iconic Hollywood sign
- Outdoor dining opportunity

**DEREK WALTCHACK**

205.223.2607

dw@shanwalt.com

**WE LOVE  
REAL ESTATE**

**FOR LEASE**

# 404 Hollywood Boulevard

Homewood, AL 35209



**SHANNON  
WALTCHACK**



**DEREK WALTCHACK**

205.223.2607

[dw@shanwalt.com](mailto:dw@shanwalt.com)

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

**WE LOVE  
REAL ESTATE**

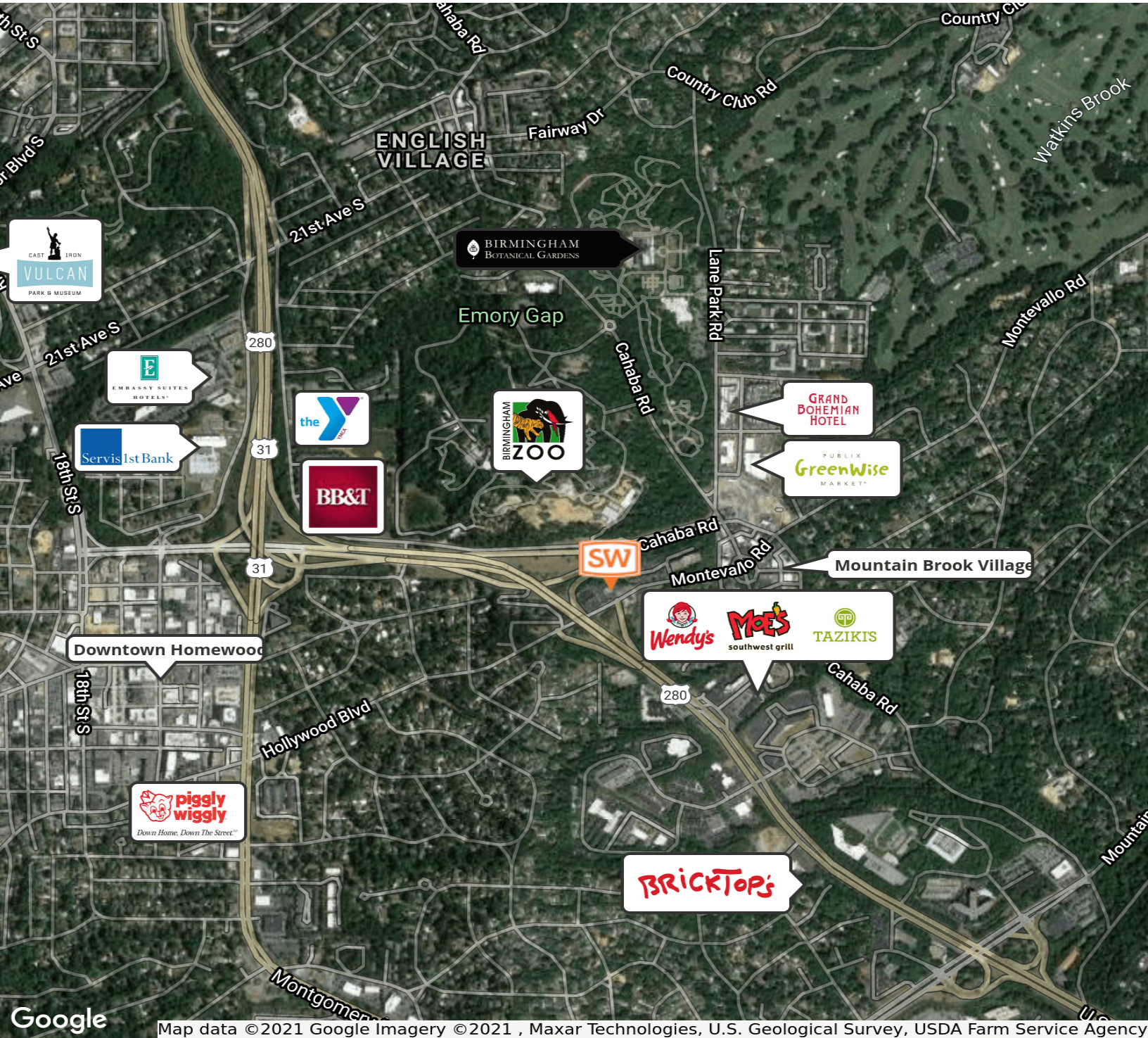
**FOR LEASE**

# 404 Hollywood Boulevard

Homewood, AL 35209



**SHANNON  
WALTCHACK**



**DEREK WALTCHACK**

205.223.2607

dw@shanwalt.com

**WE LOVE  
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

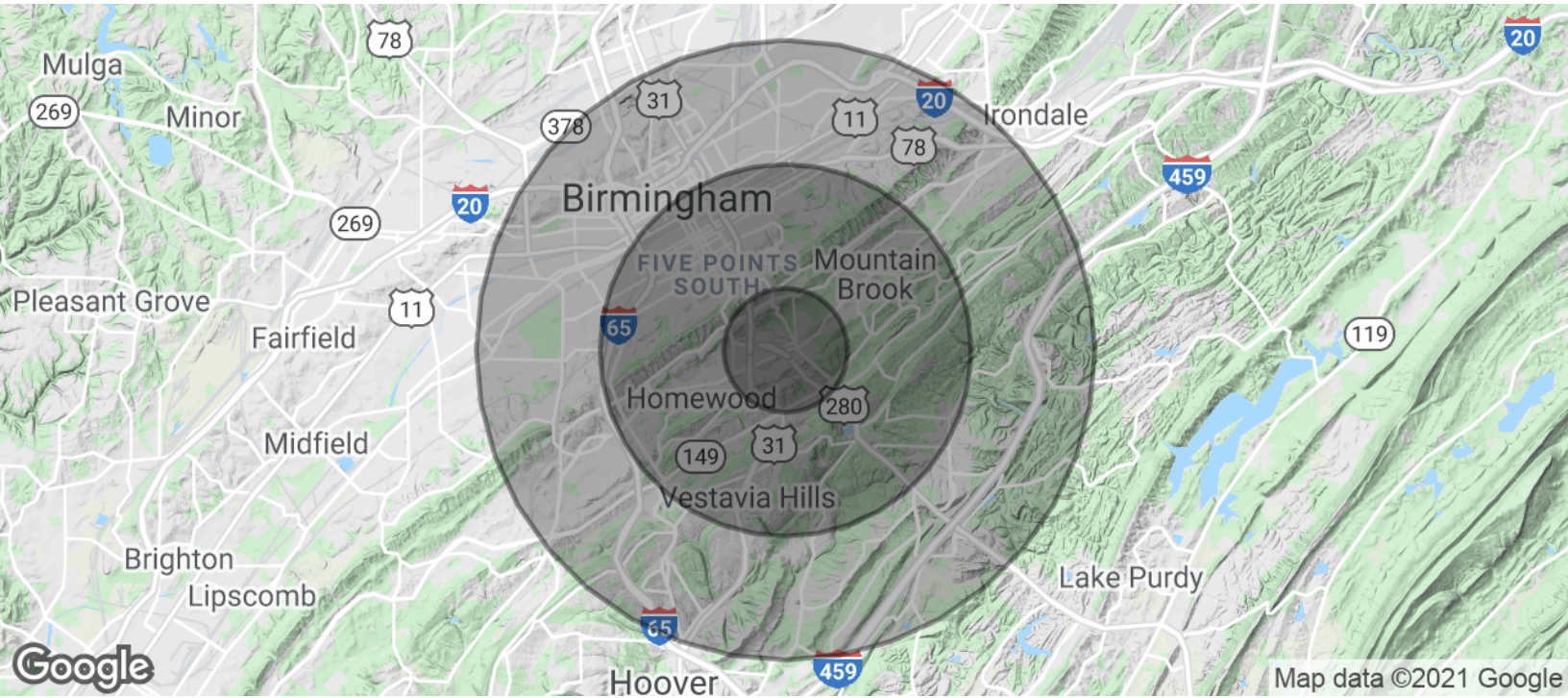
**FOR LEASE**

# 404 Hollywood Boulevard

Homewood, AL 35209



**SHANNON  
WALTCHACK**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,950	72,606	180,178
Median age	38.1	35.1	36.2
Median age (Male)	38.0	35.3	36.0
Median age (Female)	38.2	35.0	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,303	32,104	77,950
# of persons per HH	2.4	2.3	2.3
Average HH income	\$156,187	\$101,269	\$80,260
Average house value	\$791,871	\$546,566	\$404,183

*\* Demographic data derived from 2010 US Census*

**DEREK WALTCHACK**  
205.223.2607  
dw@shanwalt.com

**WE LOVE  
REAL ESTATE**