



LAKESHORE PAVILION PUBLIX-ANCHORED CENTER

SW CORNER LAKESHORE PKWY & SHANNON WENONAH RD
BIRMINGHAM (OXMOOR VALLEY), ALABAMA 35022



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FOR LEASE

- Excellent opportunity at Publix-anchored shopping center at the Southwest corner of Lakeshore Pkwy and Shannon Wenonah Road, the two main thoroughfares for Oxmoor Valley with Lakeshore being a major commuter route to/from I-65
- Property sits at the main entrance to the RTJ at Oxmoor Valley Golf Course, four-star Renaissance Birmingham Ross Bridge Golf Resort and Spa, and is the gateway to the exclusive Ross Bridge residential community
- Immediate proximity to the new Class-A office developments on Lakeshore Parkway

AVAILABLE SPACE

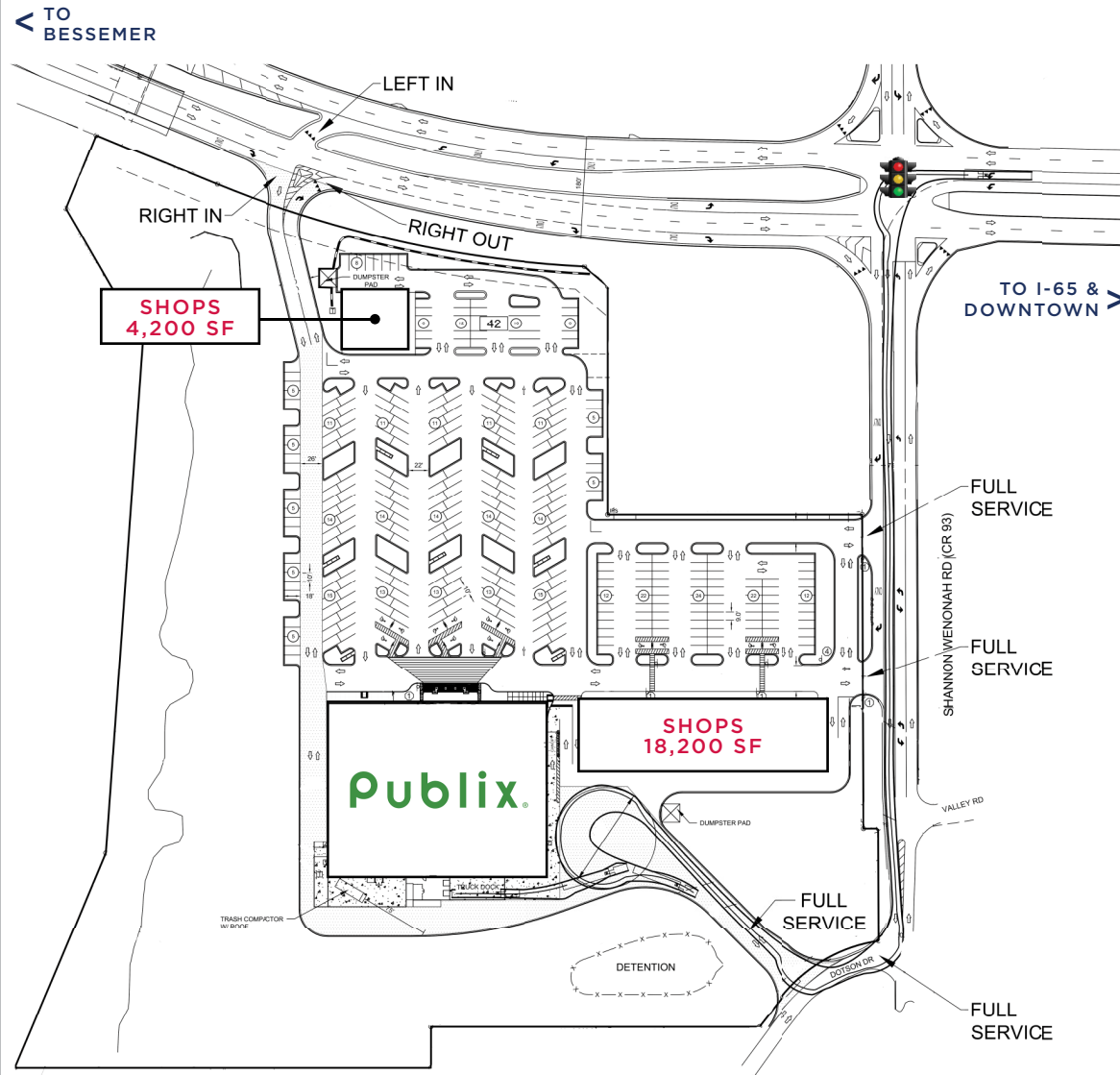
- Various shop spaces available totaling 22,400 SF

TRAFFIC

- Lakeshore at West Oxmoor - 30,000 VPD
- Shannon Wenonah, just south of Lakeshore - 10,808 VPD

DEMOGRAPHICS

<i>Distance</i>	<i>Population</i>	<i>Average Income</i>	<i>Daytime Employees</i>
TRADE AREA	13,015	\$85,803	12,593
3 MILES	28,857	\$60,900	17,011



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