



# NEW DEVELOPMENT US-31 VESTAVIA

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VESTAVIA HILLS, ALABAMA  
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retail SPECIALISTS

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## ○ AVAILABLE FOR LEASE

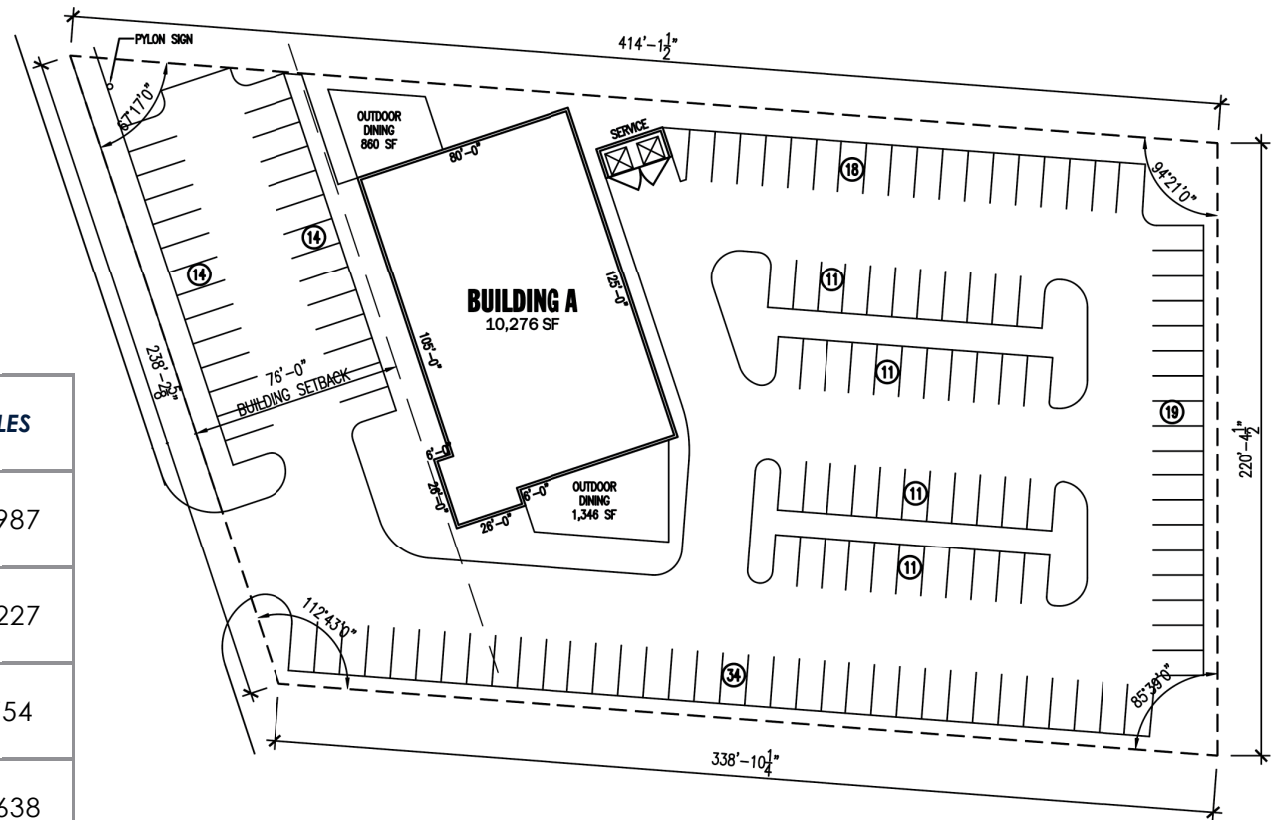
- 10,276 SF NEW DEVELOPMENT ON US-31, VESTAVIA'S MAIN RETAIL CORRIDOR
- NEAR SPROUTS ANCHORED DEVELOPMENT WITH NATIONAL TENANTS INCLUDING CHIPOTLE, JERSEY MIKE'S, PAPA MURPHY'S AND SUPERCUTS
- EXCELLENT ACCESS AND VISIBILITY TO OVER 32,000 VEHICLES PER DAY ON US-31
- CALL FOR LEASE RATE

\*Traffic counts - ALDOT 2016

\*Demographics - SitesUSA 2016

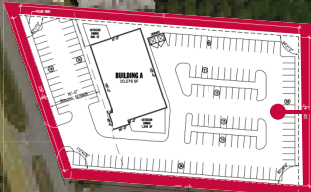
## ○ DEMOGRAPHICS (2016)

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	6,723	63,581	168,987
<b>MEDIAN HH INCOME</b>	\$103,617	\$77,082	\$66,227
<b>HOUSEHOLDS</b>	2,808	27,361	75,754
<b>DAYTIME POPULATION</b>	3,946	51,169	158,638





VESTAVIA HILLS  
MUNICIPAL COMPLEX



**SITE**

**SPROUTS**  
FARMERS MARKET

**SUPERCUTS**

**Papa Murphy's**  
THE MURPHY'S WAY

**Jersey Mike's**  
SUBS

**CHIPOTLE**  
MEXICAN RESTAURANT