

Southlake Village Shopping Center

Hoover, AL 35244

Location:

4524 Southlake Parkway
Hoover, AL 35244

Property Info**Available Spaces For Lease:**

1,200 SF; 1,608 SF; 1,652 SF;
2,160 SF (office); 2,590 SF;
9,000 SF –(Former Call Center)

Total GLA: 102,500 SF

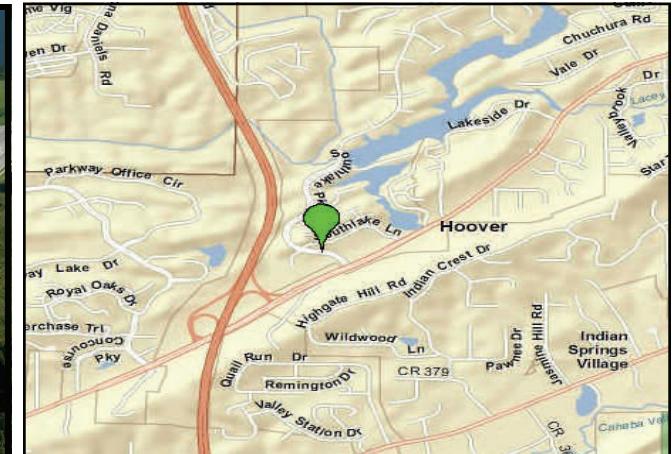
Base Rental Rate: \$14.50—\$15.50 PSF
(NNN Est @ \$4.27psf + water est at \$.34 psf)

TENANTS: Faulkner University, Jefferson's Rest, Mikey's Grill, Gadsden Music, Barber Shop AmSher Collection Services, Happy China, Nail Boutique, TM Realty, Go Natural Herbs & Fitness, Mary Kay, Alfa Ins Claims Office, CoreFit Fitness, Remedies Pharmacy; Southlakae Orthopaedic's

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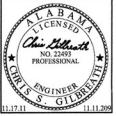


TENANT	SPACE	UNIT	AREA
Steel City Title		1	2,160 SF
VACANT		2	1,608 SF
Go Natural Herbs & Fitness		3	2,712 SF
VACANT		4A	1,652 SF
ALFA Insurance Claims		4B	1,540 SF
Mikey's Grill		5	2,925 SF
The Outsource Group		6	10,000 SF
AmSher Collections		7	15,11,891 SF
Tom Murphy Real Estate		8	1,308 SF
Nail Boutique		9	1,750 SF
Madison's Cuts & Style		10	1,350 SF
Jefferson's		11	20,4,410 SF
VACANT		12	25,2,590 SF
Mary Kay Cosmetics		13	26,1,700 SF
Mary Kay Cosmetics		14	27,1,200 SF
Happy China		15	28,1,500 SF
PrimeTime Fitness		16	30,4,020 SF
VACANT		17	34,1,080 SF
Gadsden Music Company		18	35,2,400 SF
TOTAL:			56,796 SF

PARKING
367 - General Parking Spaces
9 - ■ handicap Parking Spaces
376 - TOTAL PROPERTY PARKING

— Owned by others

2,160 sf



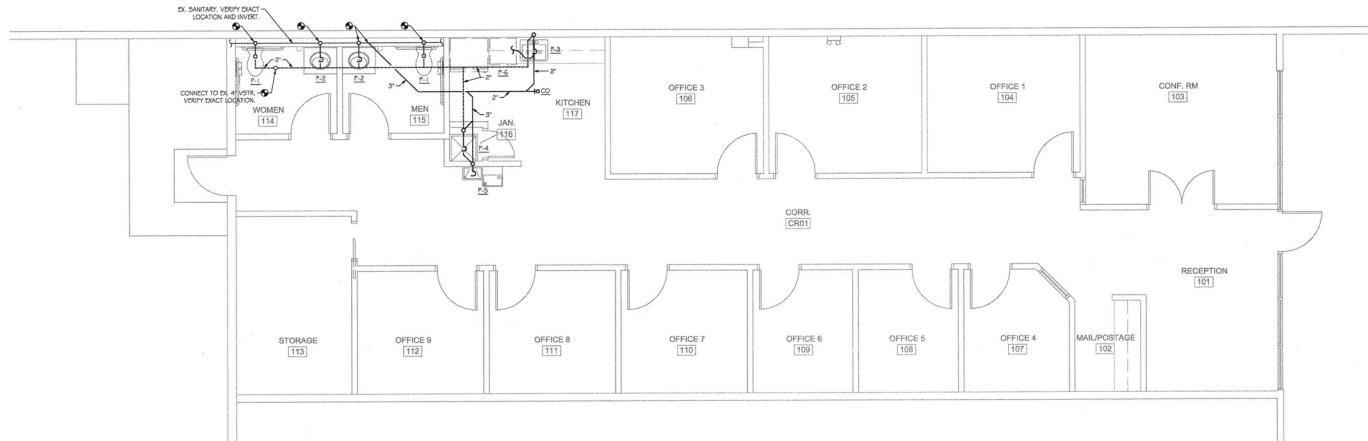
ISSUE FOR
PERMIT
11.11.11

REVISIONS	0
REVISED BY	[Signature]
DATE	11/11/2011

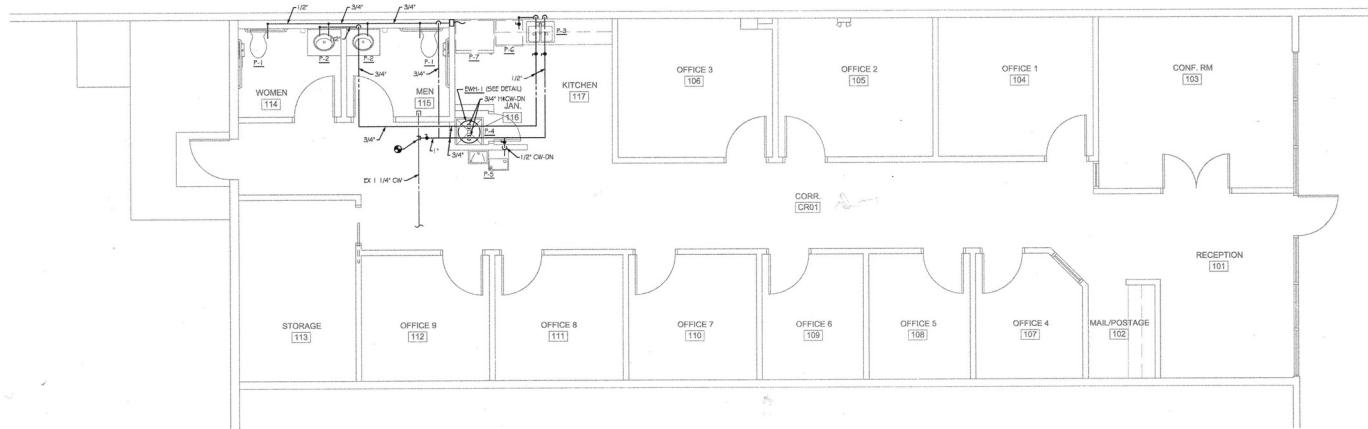
A RENOVATION FOR
ENGLE REALTY
4524 SOUTHLAKE PARKWAY
SUITE 1
HOOVER, ALABAMA 35244

BLACK DESIGN
ARCHITECTURE
3121 1/2 AVENUE, NORTH
SUITE 200
HOMESTEAD, FL 33033
T: 305.468.8651
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WWW.LEMBACHARCHITECTURE.COM
black

SHEET NUMBER
PLUMBING FLOOR PLAN
PROJECT NUMBER
11.11.2011
DRAWN BY
NOVEMBER 17, 2011
CHECKED BY
JLP
DRAFTED BY
CSE
SHEET NUMBER
P1.0

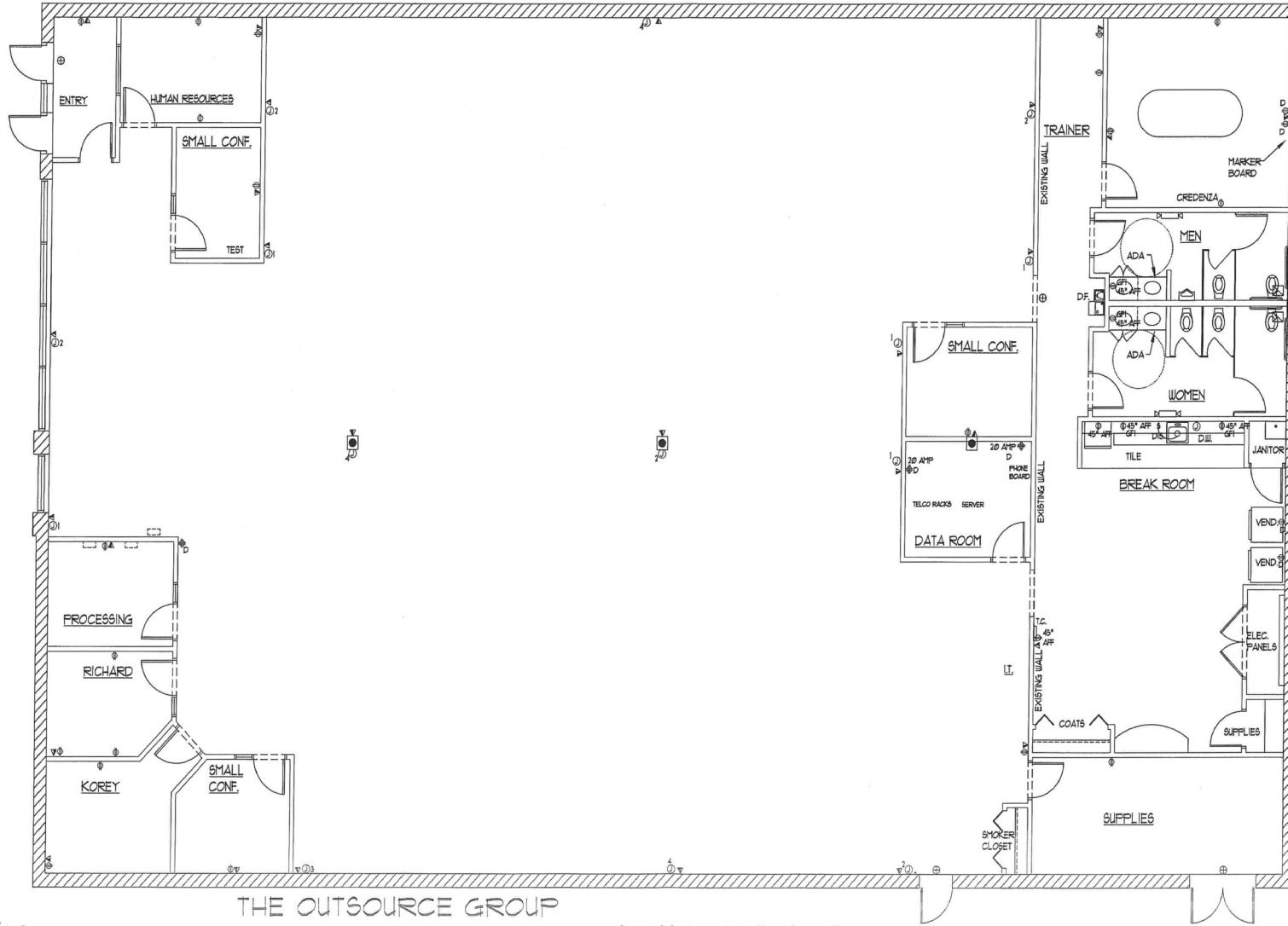


1
P1.0
FLOOR PLAN - PLUMBING NON PRESSURE PIPE
SCALE 1/4"=1'-0"

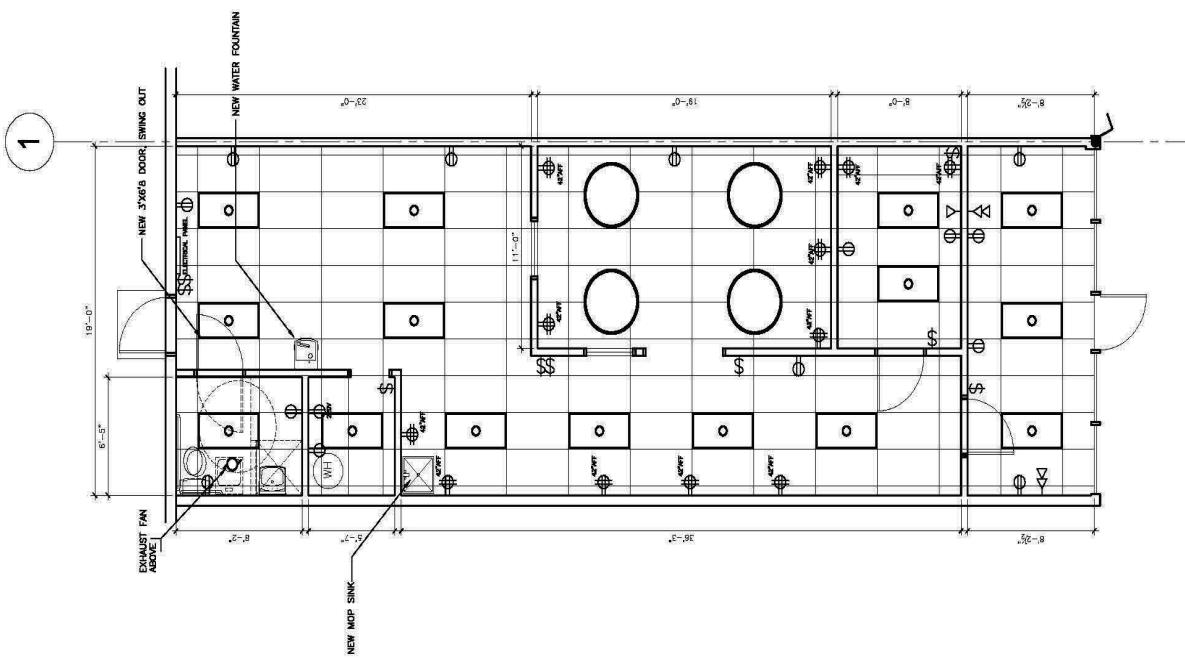


2
P1.0
FLOOR PLAN - PLUMBING PRESSURE PIPE
SCALE 1/4"=1'-0"

9,000 SF



1,200 sf

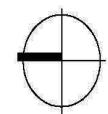


FLOOR PLAN

EXISTING PLAN
1,156.48 USF



SCALE: $\frac{1}{8}$ " = 1'-0"
VACANT SPACE AT SOUTHLAKE





<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
POPULATION:	2,556	40,550	98,628
AVG. HH INCOME:	\$106,848	\$82,867	\$93,708
NUMBER OF HOUSEHOLDS:	1,105	16,591	39,821

