

Southlake Village Shopping Center

Hoover, AL 35244

Location:

4524 Southlake Parkway
Hoover, AL 35244

Property Info

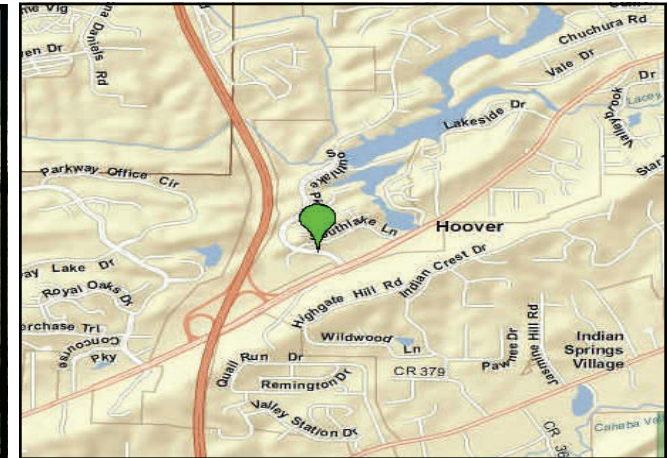
Available Spaces For Lease:

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; Southlake Orthopaedic's



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 FAIRWAY
INVESTMENTS, LLC

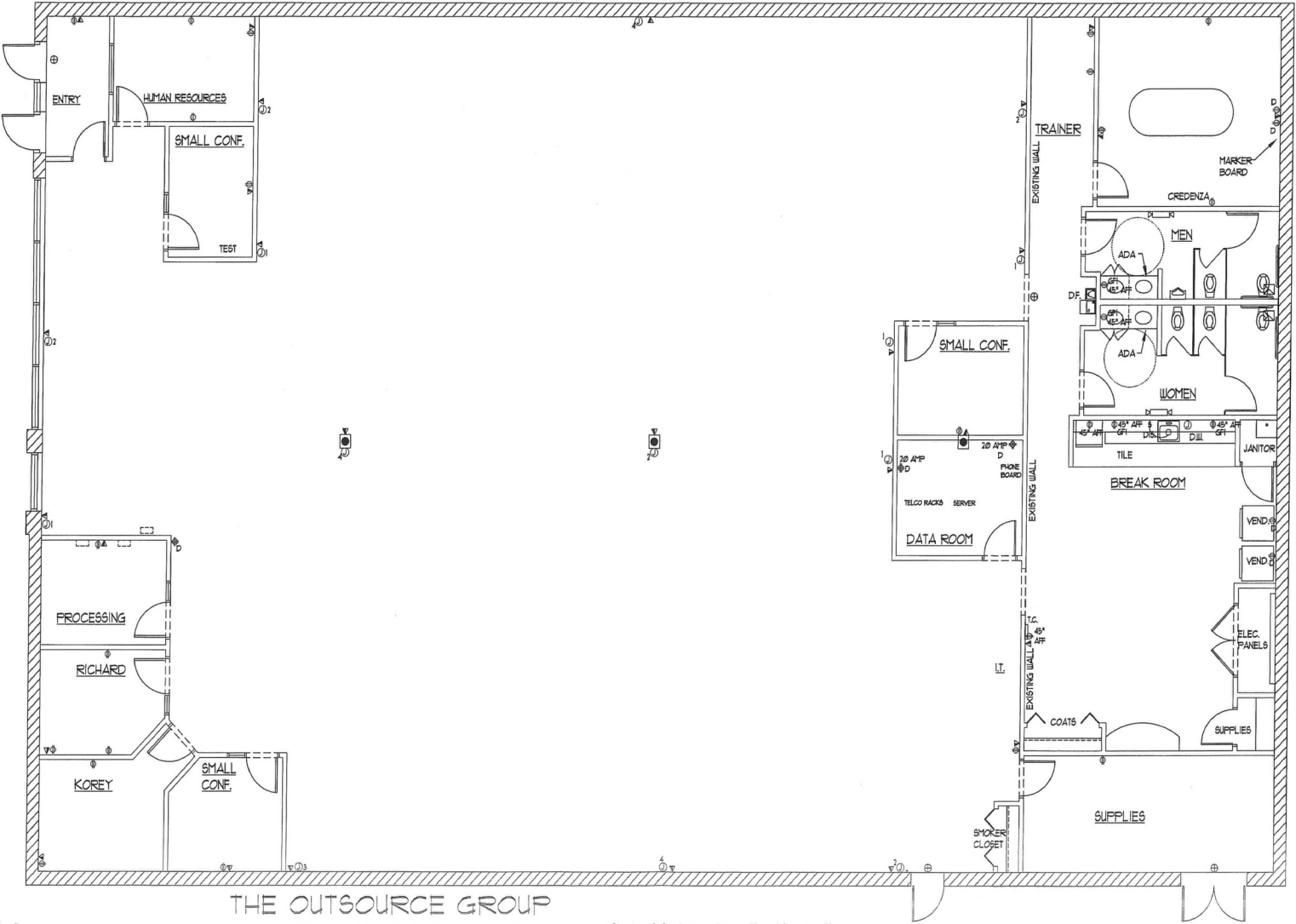


TENANT	SPACE	UNIT	AREA
Steel City Title	1	2	2,160 SF
VACANT	2	3	1,608 SF
Go Natural Herbs & Fitness	3	4	2,712 SF
VACANT	4A	5	1,652 SF
ALFA Insurance Claims	4B	6	1,540 SF
Mikey's Grill	5	7	2,925 SF
The Outsource Group	6	10	9,000 SF
AmSher Collections	7	15	11,891 SF
Tom Murphy Real Estate	8	16	1,308 SF
Nail Boutique	9	17	1,750 SF
Madison's Cuts & Style	10	18	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 -  andicap Parking Spaces
376 - TOTAL PROPERTY PARKING

 Owned by others

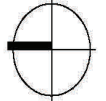
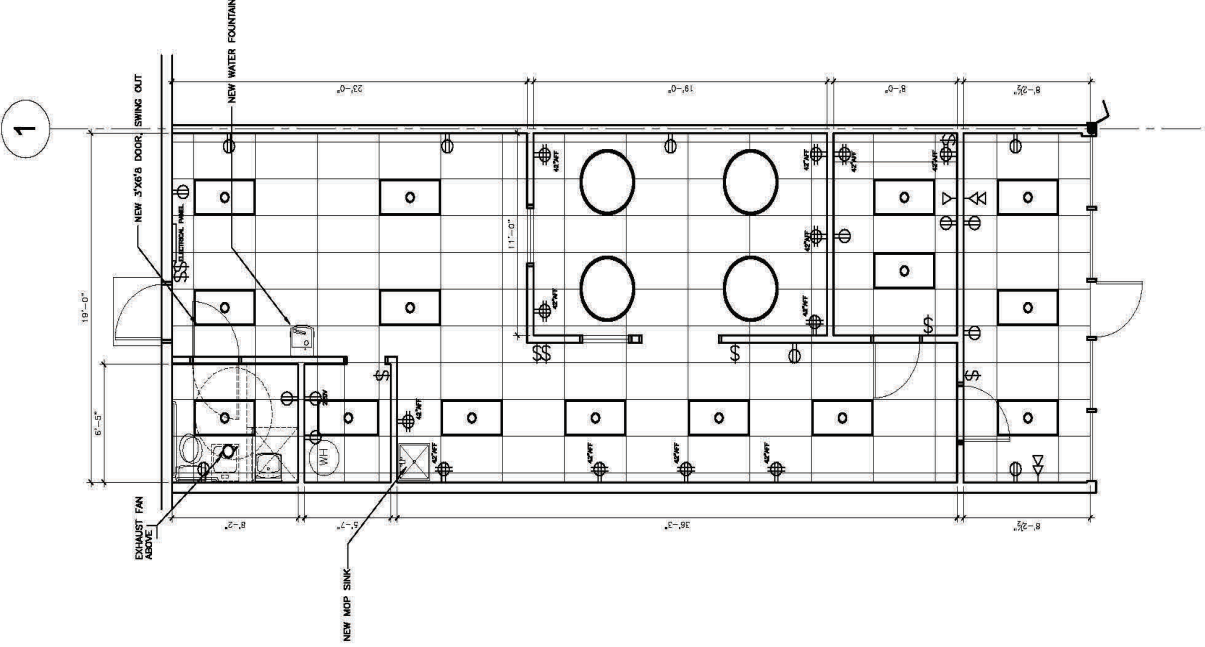
9,000 SF



THE OUTSOURCE GROUP
SOUTHLAKE VILLAGE

SCALE: 1/8" = 1'-0"

1,200 sf



EXISTING PLAN
1,156.48 USF



FLOOR PLAN

SCALE: 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

