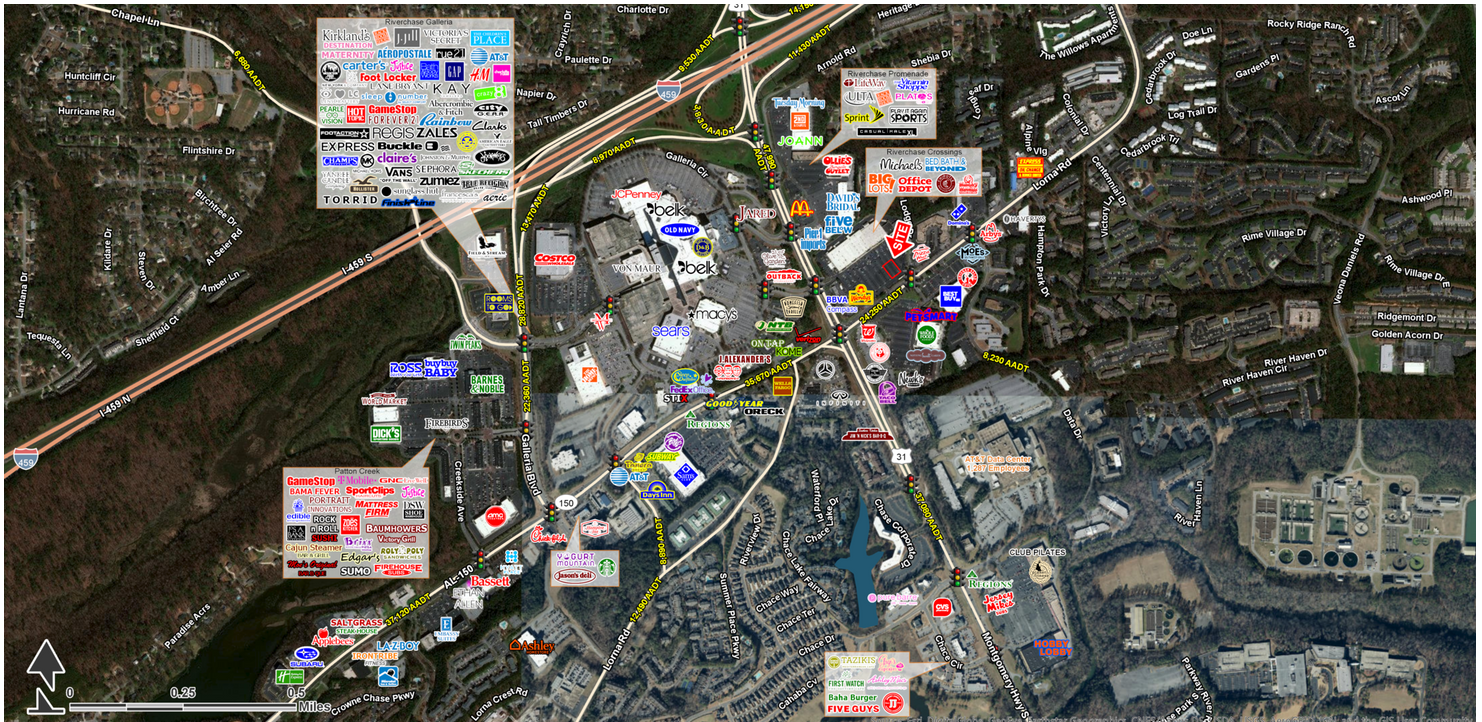


# OUTPARCEL AVAILABLE

Lorna Rd. & Montgomery Hwy, Hoover, AL 35216

## EXECUTIVE SUMMARY



## DEMOGRAPHICS

|                    | 3 MILE    | 5 MILES   | 7 MILES  |
|--------------------|-----------|-----------|----------|
| POPULATION         | 68,887    | 148,396   | 264,480  |
| DAYTIME POPULATION | 67,073    | 168,834   | 343,724  |
| HOUSEHOLDS         | 28,830    | 61,784    | 111,613  |
| AVERAGE HH INCOME  | \$102,693 | \$105,749 | \$97,487 |



## EXCLUSIVE AGENT(S)

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## PROPERTY HIGHLIGHTS

- Outparcel available for ground lease or build to suit opportunity
- Located across Highway 31 from the 1.2 million SF, Riverchase Galleria Shopping Center. Which also contains the fifteen story Hyatt Regency Hotel, and a seventeen story office building.
- Co-tenancy with Bed Bath & Beyond, Michael's, Office Depot, Big Lots and Chipotle
- Center has multiple signalized access points
- Area Retailers: Best Buy, Whole Foods, PetSmart, Belk's, Von Maur, Macy's, JC Penney, Costco, Sam's Club, and many more
- Traffic Counts: 44,105 VPD (Montgomery Hwy), 22,629 VPD (Lorna Road)

