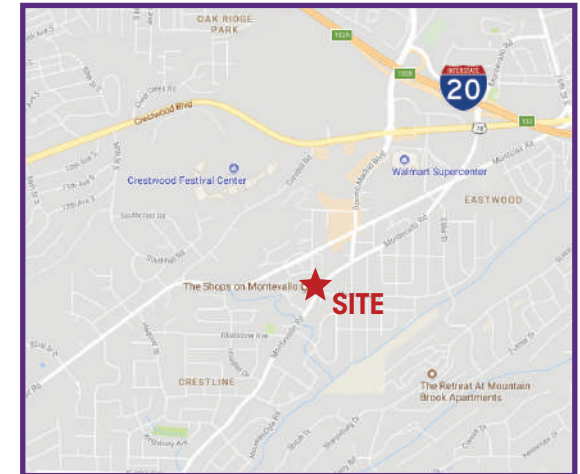




RETAIL, DENTAL, MEDICAL &/OR OFFICE SPACE AVAILABLE

The Shops on Montevallo
4500 Montevallo Road
Birmingham, AL 35213



PROPERTY FOR LEASE

Lease Rate: Call for Pricing

- ▶ Medical and/or Office Space E101 - 4,500 SF
- ▶ Dental Space B105 - 3,850 SF
- ▶ Retail Space can be combined for a total of 7,185 SF
 - ▶ Space E106-107 - 2,400 SF
 - ▶ Space F101 - 1,500 SF
 - ▶ Space F102 - 1,260 SF
 - ▶ Space F103 - 2,025 SF
- ▶ Shops on Montevallo serves some of Alabama's Highest income communities-Mountain Brook, Crestline Park, & Crestwood
 - ▶ Adjacent to a high-performing Winn Dixie & Publix
 - ▶ Total Square Footage: 65,041
 - ▶ Ample parking on site
 - ▶ Anchored by Planet Fitness
 - ▶ Co-Tenants Include: Bedzzz Express, Benchpark PT, Subway, Headstart, & Papa John's
 - ▶ Traffic Counts:
 - Montevallo Rd - 8,630 VPD
 - Montclair Rd - 17,510 VPD

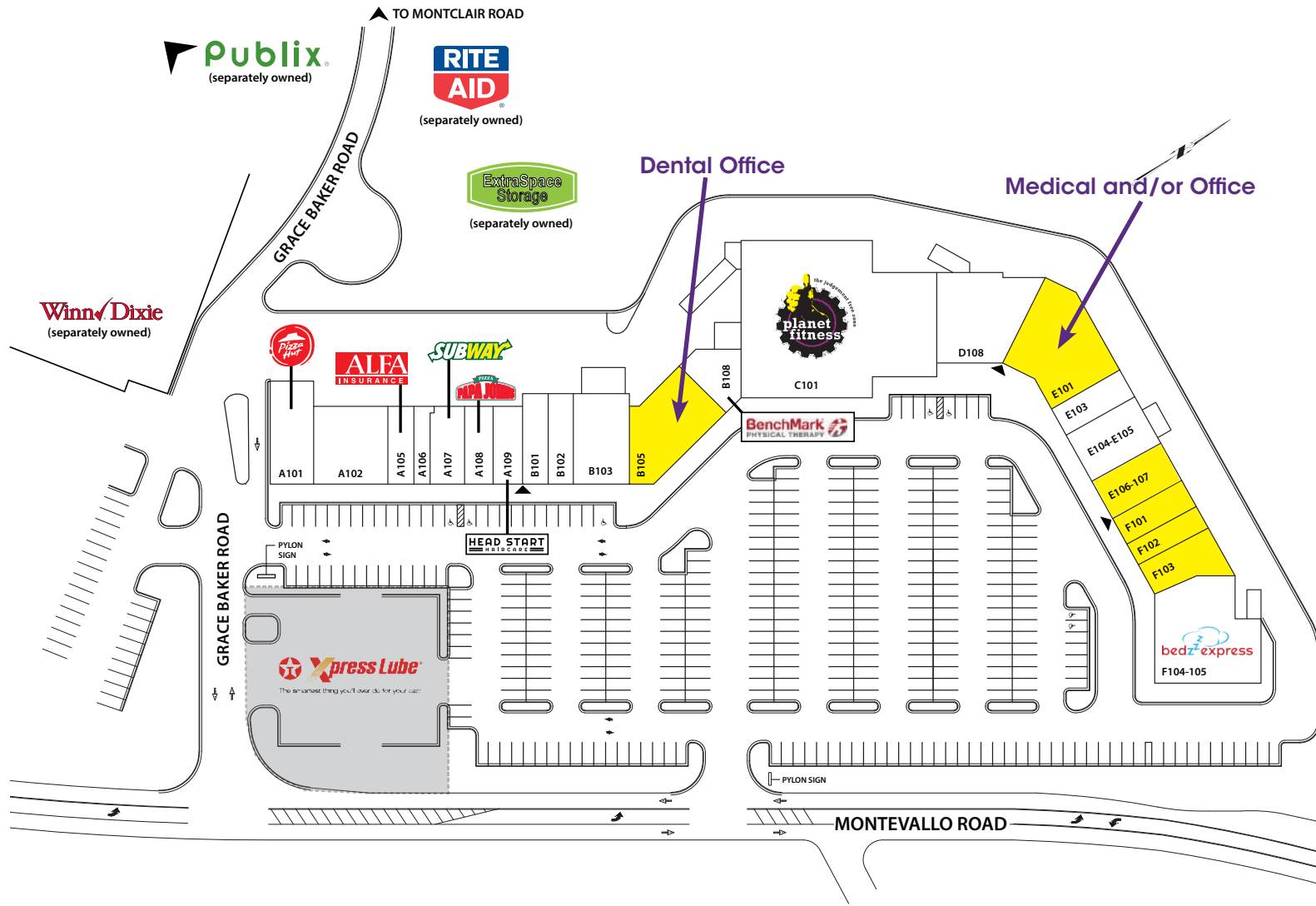


www.southpace.com

ALEX BENSON
abenson@southpace.com
 205.326.2222

PROPERTY VIDEO 





THE SHOPS ON MONTEVALLO

Birmingham, AL

Suite	Tenant	Area (SF)
A101	Pizza Hut	
A102	Coin Laundry & Tanning	
A105	ALFA Insurance	
A106	Crestline Package Store	
A107	Subway	
A108	Papa John's Pizza	
A109	Head Start Haircare	
B101	Endocrine, Diabetes & Metabolism Clinic	
B102	A to Z Nails	
B103	Shangri-La	
B105	AVAILABLE	3,850
B108	BenchMark Physical Therapy	
C101	Planet Fitness	
D108	CoreLife	
E101	AVAILABLE	4,500
E103	Eastwood Pharmacy	
E104-105	The Joyful Food Co.	
E106-107	AVAILABLE	2,400
F101	AVAILABLE	1,500
F102	AVAILABLE	1,260
F103	AVAILABLE	2,025
F104-105	Bedzzz Express	
TOTAL:		65,360

AVAILABLE
 Separately Owned Outparcel
 Grade Change

Landlord does not warrant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.



Demographics	1 Mile	3 Miles	5 Miles
Population	8,440	57,981	129,768
Daytime Pop.	8,957	58,545	199,648
Avg. HHI	\$99,768	\$105,212	\$98,866