



THE SHOPS ON MONTEVALLO

4500 MONTEVALLO ROAD, BIRMINGHAM, ALABAMA 35210

 retail SPECIALISTS

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ATLANTA | BIRMINGHAM | NEW ORLEANS



FOR LEASE

- 64,851 +/- SF shopping center strategically located adjacent to high-performing Winn Dixie and Publix stores and in close proximity to I-20 and the affluent Birmingham communities of Mountain Brook and Crestline
- Anchored by Planet Fitness with other national/regional tenants including Bedzzz Express, Benchmark Physical Therapy, Cumberland Dental, Subway, Head Start, Papa John's, and several established local retailers

- Five inline spaces remaining:

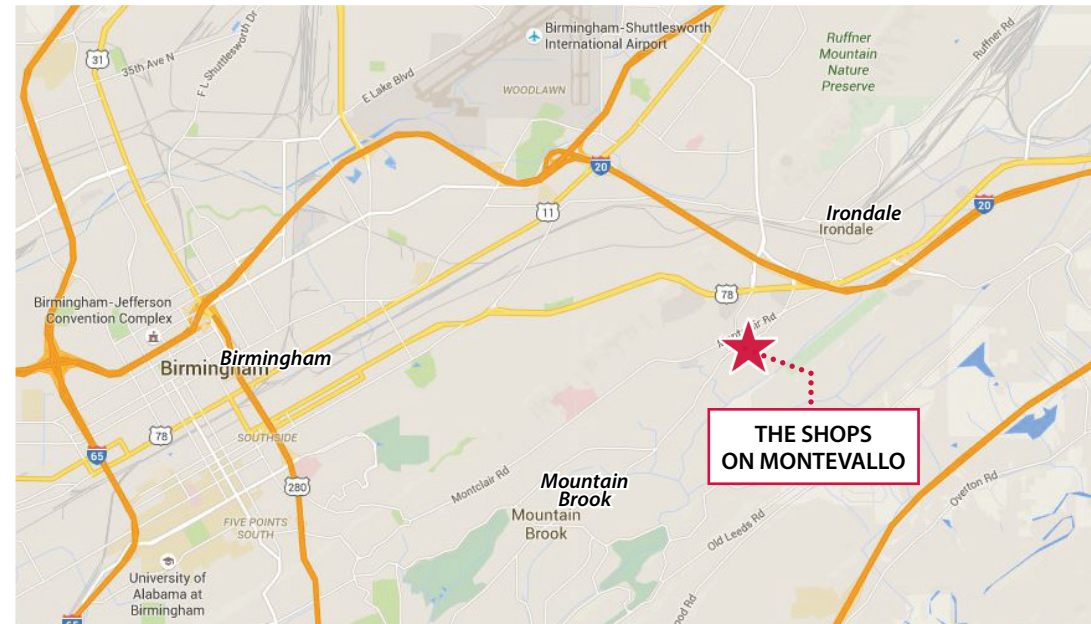
A101	2,840 SF	End-cap with drive-thru opportunity
D108	4,556 SF	Vacancy adjacent to center's anchor
E104	1,062 SF	Highly visible small shop space
F102	1,260 SF	Good synergy with adjacent tenants
F103	2,025 SF	Former restaurant space

LOCATION HIGHLIGHTS

- Shopping center caters to some of the most high-income communities in Alabama and benefits from two free-standing, upscale shopping centers in the immediate area
- Montevallo Road runs from I-20 to downtown Birmingham, linking the shopping center to those commuting to and from communities such as Trussville, Leeds and Moody and also runs directly into Crestline and Mountain Brook

DEMOGRAPHICS

<i>Distance</i>	<i>Population</i>	<i>Average Income</i>	<i>Daytime Employees</i>
1 MILE	7,745	\$78,539	3,631
3 MILES	57,271	\$88,806	36,502
5 MILES	126,625	\$84,753	154,922





Shops on Montevallo Birmingham, AL

Address	Tenant	Area (SF)
A101	AVAILABLE	2,840
A102	Coin Laundry & Tanning	3,600
A105	ALFA Insurance	1,200
A106	Crestline Package Store	855
A107	Subway	1,545
A108	Papa John's Pizza	1,200
A109	Head Start Haircare	1,200
B101		1,400
B102	A to Z Nails	1,400
B103	Shangri-La	2,800
B105	Cumberland Dental	3,775
B108	BenchMark Physical Therapy	1,630
C101	Planet Fitness	16,000
D108	AVAILABLE	4,556
E101	Brookwood Medical	4,274
E103	Eastwood Pharmacy	1,350
E104	AVAILABLE	1,062
E105	Katie's Plates	1,200
E106	Birmingham Public Library	2,400
F101	Juarez Boxing	1,500
F102	AVAILABLE	1,260
F103	AVAILABLE	2,025
F104-105	Bedzzz Express	5,610
TOTAL:		64,851

AVAILABLE
 Separately owned outparcel

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.







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Retail Specialists (RSI) is a commercial real estate company with offices in Atlanta, Birmingham, and New Orleans. RSI is agile, proactive, and responsive with the steadfast objective of providing unparalleled service and results to our clients. A distinctive mix of experience, technology, and tenacity allows us to be uniquely successful. Retail Specialists is licensed in eight Southeastern states and currently represents retail property owners, retailers, developers, and municipalities throughout this territory.

In the realm of commercial real estate brokerage, leasing and management companies, RSI has a non-traditional business model. The underlying premise in the formation of the company was the team approach to client services. Retailers, developers, landlords, vendors and friends of the company recognize the value in this ideal. Since the formation of our company, our list of clients has grown to include a long list of nationally recognized brand names. Additionally, strong relationships with numerous local, regional, national, and institutional landlords, investors and developers have enabled us to build a portfolio of more than six million (6,000,000) square feet of retail real estate leasing and two million (2,000,000) square feet of property management assignments.

OUR SERVICES

- PROJECT LEASING
- BROKERAGE
- PROPERTY MANAGEMENT
- TENANT REPRESENTATION
- DEVELOPMENT

RSI LICENSED STATES

