

SHOPS AT THE COLONNADE

BIRMINGHAM'S PREMIERE RETAIL CENTER



SHANNON WALTCHACK

WE LOVE REAL ESTATE

LEASING AGENT

Len Shannon, CCIM, CPM

205.222.1664 / ls@shanwalt.com



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Average HH Income	\$86,141	\$109,311	\$116,070
Population	3,783	41,274	122,125
Daytime Population	12,166	32,843	104,578

The Colonnade is located at the intersection of Interstate 459 and Highway 280—the State of Alabama’s “Main and Main.” With a traffic count of 175,000 cars per day, Birmingham’s second highest daytime population and one of the wealthiest five-mile rings in the state, it doesn’t get any better than this interchange.

Over the past couple of months, more new jobs have either commenced or been announced than the previous 10 years combined! **Grandview Medical Hospital and Campus, opened in October 2015, has 372 beds and employs 2,500.** There are **1,100 new apartment units in a two mile radius.** On adjoining property, Southern Company announced that the empty ‘red roof’ buildings that served as former home of BellSouth Headquarters have been leased to Southern Power and Southern Nuclear. **Its 2,600 employees moved in the early of 2018.**

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PROPERTY DETAILS

LOCATION	The address is 3409-3443 Colonnade Parkway, Birmingham, AL 35243. The Property is surrounded by 15.4 million SF of office with a daytime employee count of over 100,000 employees. The Colonnade offers the ideal amenity base for the surrounding office buildings.
SQUARE FOOTAGE	127,031 +/- SF (includes 10,000 SFGround Lease with Cracker Barrel)
ZONING	Zoned B-2: General Business District
TRAFFIC COUNTS	The Property benefits from visibility and frontage along both I-459 & Highway 280, which boast combined traffic counts of nearly 175,000 vehicles per day
PARKING	894 Spaces (7.04/1,000 SF)
ACCESS	Access to the site is provided by three (3) points of ingress/egress: <ul style="list-style-type: none">• Two points of full access on Colonnade Parkway with dedicated turning lanes• One (1) point of full access on Perimeter Parkway South via Highway 280

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COLONNADE PARKWAY



AVAILABILITY			
SPACE	SIZE	RATE (NNN)	DATE
B8	2,124 SF	\$29 PSF	MARCH 1, 2020
D14	2,853 SF	\$29 PSF	MONTH-TO-MONTH
F2	542 SF	\$35 PSF	AVAILABLE NOW



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Downtown Birmingham

Average Home Price For Sale: \$1,230,000

The Summit

Logos for: The Home Depot, The Cheesecake Factory, west elm, P.F. Chang's, The North Face, Williams-Sonoma, Barnes & Noble, Kate Spade, Babies R Us, Apple, Jakes Fifth Avenue, Pottery Barn, Banana Republic, Old Navy, Jos A. Bank, lululemon, Athletica, Restoration Hardware, Trader Joe's, Belk, J.Crew, Gap, Orvis, Brooks Brothers, Anthropologie, Pier 1 Imports, Bed Bath & Beyond, Toys R Us.

Average Home Price For Sale: \$1,320,000

Cahaba Village
WHOLE FOODS MARKET

Comfort INN

COURTYARD Marriott

SPRINGHILL SUITES Marriott

Hampton Inn

99,146 (AADT)

280

79,753 (AADT)

Colonnade Office Park

DRURY HOTELS

Grandview Office Park

Grandview 2

Hilton

Cahaba Grand Conference Center

The Colonnade
 Colony Woods
 414 Unit Apartment Complex

4700 Colonnade
 215 Unit Apartment complex opened Fall 2015

Location, Location, Location!

- Over 15.4 Million SF of Office
- Over 100,000 Daytime Employees
- Over 10.2 Million SF of Retail

GRANDVIEW MEDICAL CENTER

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THE RESTAURANT LINEUP

BLACK PEARL
ASIAN CUISINE

BLACK MARKET
BAR GRILL



EDGAR'S
BAKERY & CAFÉ



TAZIKI'S



PABLO'S
MEXICAN GRILL



MOOYAH
BURGERS • FRIES • SHAKES

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