HARBERT RETAIL
HARBERTRETAIL.COM
CASEY HOWARD–205.202.0814
CHOWARD@HARBERTREALTY.COM

RETAIL SPACE FOR LEASE

Heights Village • 3106 - 3172 Heights Village, Cahaba Heights Rd, Vestavia Hills, Alabama 35243

THE HEIGHTS VILLAGE

RETAIL SPACE FOR LEASE

- **Lease Rate – $27/sf NNN**
- **Retail / Restaurant Available: 990 SF - 3,330 SF**
- 48,245 sf retail center (on 5 acres of land) in high traffic area
- Area has a high growth potential- top rated Vestavia Hills school system nearby
- 270 Parking spaces
- Great location proximate to Hwy 280, Dolly Ridge Rd and I-459

HARBERT RETAIL

HARBERTRETAIL.COM
CASEY HOWARD–205.202.0814
CHOWARD@HARBERTREALTY.COM

Population
1 mi. 6,576
3 mi. 37,501
5 mi. 145,796

Daytime Business Population
approx. 112,000+
within 5 miles

Average HH Income
1 mi. $100,004
3 mi. $139,728
5 mi. $113,392

Traffic Counts
+/-15,000 vehicles / day on Cahaba Heights Rd
70,000 on Hwy 280

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.

THE HEIGHTS VILLAGE

CURRENT TENANTS

Food

C	'Lette Macaroons - Opened July 2018
I	Starbucks
M	Wintzell's Oyster House
P	FoodBar
Q	New York Butcher Shoppe
T	Sexton's Seafood Market

Services

A	Owen Hudson Salon
O	Mike Hodges - State Farm
S	Metropolitan Properties
W	Regions Bank
V	Tru40 Fitness

Shopping

D	Flowerbuds
E	Swanky Stork
G	Manhattan South
H	Serendipity Boutique
J	Learning Express Toys
K	The Lili Pad & Gigi's Tween
L	Lil Soles
U	Cummings Jewelry

HARBERT RETAIL

HARBERTRETAIL.COM
CASEY HOWARD–205.202.0814
CHOWARD@HARBERTREALTY.COM

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.