



RETAIL SPACE FOR LEASE - HEIGHTS VILLAGE

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

Excellent high-growth Cahaba Heights location with proximity to Hwy 280, Dolly Ridge and I-459. Vestavia Hills School System nearby.

POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	6,440	38,056	144,269

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Estimated Households	3,223	17,130	63,836

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$93,473	\$141,276	\$135,733

EMPLOYEES	1 MILE	3 MILES	5 MILES
2021 Estimated Total Employees	7,554	56,460	120,694



AVAILABLE SUITES:

B/3108 – 1,080 SF
\$28/SF NNN

F/3120 – 3,300 SF
\$26/SF NNN



PARKING:

270 Parking Spaces



SIZE:

48,245 sf retail center
(on 5 acres of land) in
high traffic area



CASEY HOWARD

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For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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CURRENT TENANTS

Food

- C Love Desserts
- I Starbucks
- M Troup's Pizza
- P FoodBar
- Q New York Butcher Shoppe
- T Sexton's Seafood Market
- O Cookie Fix

Shopping

- D Flowerbuds
- N Cradle + Bee
- G Manhattan South
- J Learning Express Toys
- K The Lili Pad & Gigi's Tween
- L Lil Soles
- U Cummings Jewelry
- E The Smocking Bird
- H Serendipity Boutique

Services

- A Owen Hudson Salon
- S Metropolitan Properties
- W Regions Bank
- V Jud Bennett - State Farm

VACANT

- B/3108 - 1,080 SF
- F/3120 - 3,300 SF



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