



- Gamestop
- Great Clips
- Mountainview Package Store
- Nail Line
- Western Union
- Metro by TMobile

# LEEDS VILLAGE FOR LEASE

8525 Whitfield Avenue | Leeds, AL 35094

Excellent location directly off of Hwy 411, the main Leeds/Moody retail corridor

Leeds Village is a Walmart Supercenter shadow anchored strip center in Leeds, Alabama, a suburb of Birmingham. Leeds is approximately 10 minutes east of Birmingham on Interstate 20. Leeds Village is located within the main retail corridor of Leeds.



**ASKING RATE:**  
\$22/SF NNN



- SIZE:**
- Suite 131  
1,400 SF
  - Suite 111  
3,850 SF



- TENANTS:**
- Gamestop
  - Great Clips
  - Mountainview Package Store
  - Nail Line
  - Western Union
  - Metro by TMobile
  - Cell Phone Repair



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Nestled just 17 miles from downtown Birmingham, Leeds is a tri-county municipality, straddling the borders of Jefferson, Shelby, and St Clair counties. It's incredibly convenient to I-20 and I-59, as well as the Birmingham International Airport, but maintains enough distance to be isolated from traffic and city congestion. The City of Leeds is approximately 22.7 square miles with an estimated residential population of 12,271 and 4,620 households in 2021.

Founded in the late 1800's around the cement manufacturing industry, Leeds gradually evolved into an extended suburb of the Greater Birmingham Area making it desirable for anyone ready to live, work or play.

POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Population	3,356	15,502	29,100

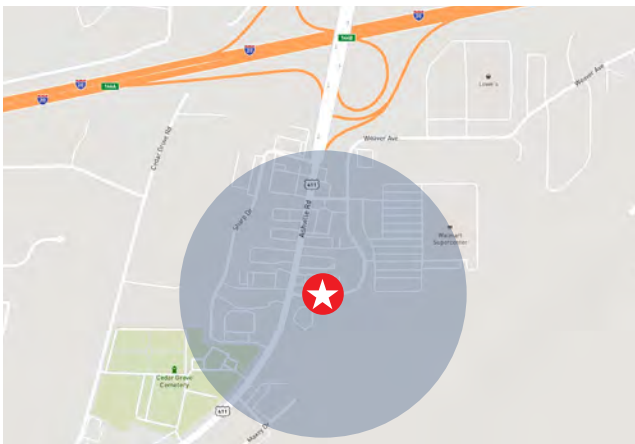
  

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Employees	1,693	5,395	8,305

INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$73,940	\$66,493	\$76,922

## LOCATED IN ONE OF LEED'S MOST ACTIVE RETAIL CORRIDORS



### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	3.1M
Visitors	414.7K
Visit Frequency	7.52x
Avg Dwell Time	41 minutes
Visitor Income	\$75-\$100K

**3.1M**  
VISITS

**\$75-\$100K**  
VISITOR INCOME

**414.7K**  
VISITORS



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