

The Edge will be a family-friendly gathering place that will include food, beverage, retail and gaming and will be walkable to Edgewood and West Homewood neighborhoods.

**Delivery Fall 2023** |  [TheEdgeHomewood.com](https://TheEdgeHomewood.com)



## SPACE FOR LEASE IN NEW MIXED-USE DEVELOPMENT

815 - 817 Green Springs Hwy, Homewood, AL 35209

Retail/Restaurant Space For  
Lease in New Homewood  
Mixed-Use Development



### BUILDING 1 - TURN-KEY MICRO RESTAURANT SPACES

- (4) 500 sf spaces
- Lease Rate: \$2500/mo NNN
- Spaces include: grease trap, hand sink and 3-compartment sinks
- 2 spaces will include 8ft hood
- Common restrooms included



### BUILDING 2- RETAIL/RESTAURANT

- 1000sf - 4157sf
- \$27/sf NNN
- White box delivery with ADA restroom



### COMMON GREEN SPACE & ENTERTAINMENT AREA

- Multiple covered or shaded shared seating and patio areas
- Games and activities, such as playground, pickle ball and yard games
- Stage and large outdoor tv screen
- Dedicated parking lot and also adjacent to go/pick up only parking



**HARBERT**  
RETAIL

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**For More Information: [HarbertRealty.com](https://HarbertRealty.com)**

**2 North 20th Street, #1700, Birmingham, AL 35203**



[TheEdgeHomewood.com](https://TheEdgeHomewood.com)

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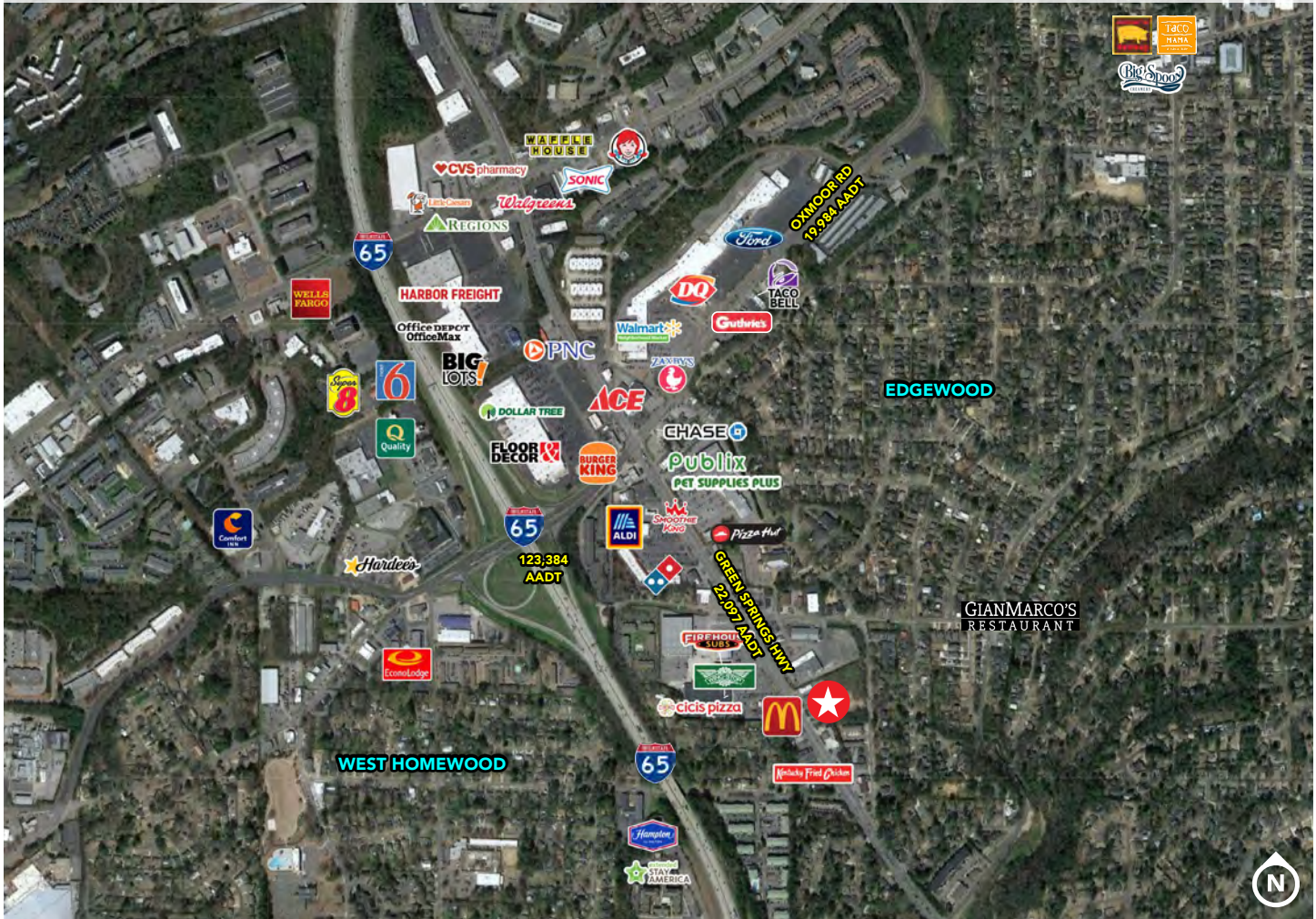
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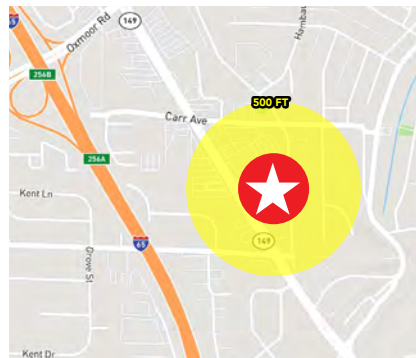
## LOCATED IN ONE OF HOMEWOOD'S MOST ACTIVE RETAIL CORRIDORS

Walkable from West Homewood and Edgewood neighborhoods



### 12 MONTH DEMOGRAPHICS WITHIN 500 FT

Visits	491.5K
Visitors	198.2K
Visit Frequency	2.48x
Avg Dwell Time	48 minutes
Visitor Income	\$75-\$100K



### POPULATION

1 MILE	3 MILES	5 MILES
9,216	74,871	183,342

### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,839	31,573	79,145

### AVG HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$119,624	\$104,164	\$99,051



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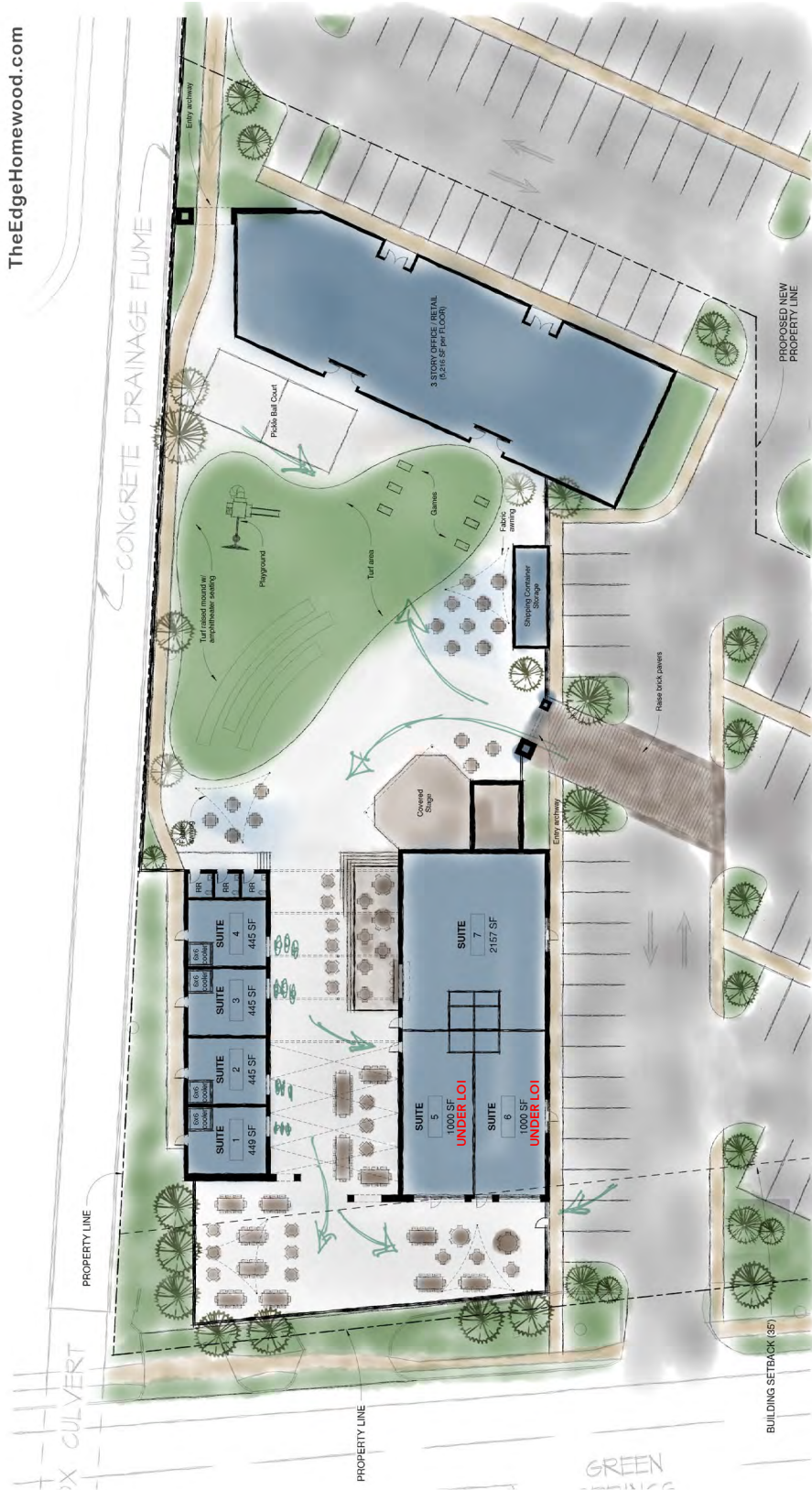
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black design architecture



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