



RETAIL SPACE FOR LEASE

SHOPS ON MONTEVALLO

4500 Montevallo Road, Birmingham, AL 35210

Retail Space For Lease at
Winn-Dixie Shadow Anchored
Shopping Center



Recent Capital Improvements:

Repaved parking lot
Painted exterior
New landscaping

Available Suites:

Suite 7/A109 - 1,200 SF
Suite 8/B101 - 1,400 SF
Suite 13 - 2,100 SF
Suite 14 - 2,456 SF
Suite 16/E103 - 1,350 SF



ASKING RATE:

\$19.50/SF NNN



AVAILABILITY:

1,200-4,556 SF



COME JOIN:

- Planet Fitness
- Ace Hardware
- Bedzz Express
- Pizza Hut
- Sola Salon and more!



LOCATION:

Conveniently located along
high traffic corridor at
lighted intersection with
counts of 9,430 AADT



HARBERT
RETAIL

CASEY HOWARD

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LACEY SCOTT

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For More Information: Harbert-Retail.com

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

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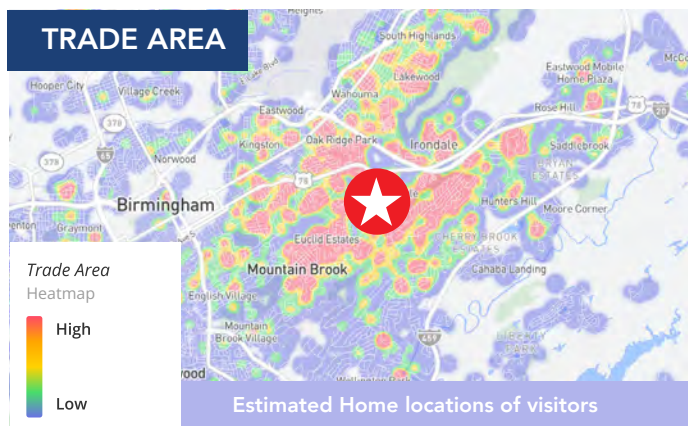
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LOCATED AT HIGH TRAFFIC / HIGH INCOME AREA



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.2M
Visitors	187.3K
Visit Frequency	6.66x
Avg Dwell Time	149 minutes

POPULATION

1 Mile	3 Miles	5 Miles
7,963	55,131	123,078

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
3,799	23,953	53,280

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$119,904	\$137,705	\$133,349



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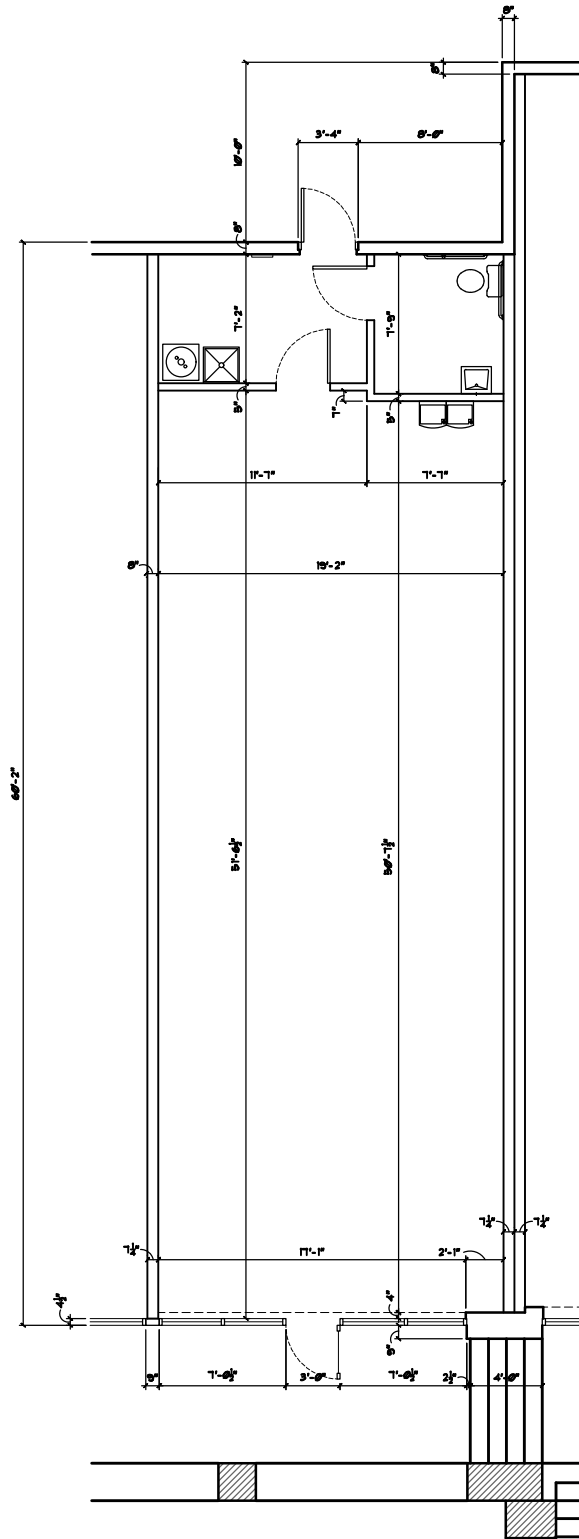
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#7
Suite A109
1,200 SF



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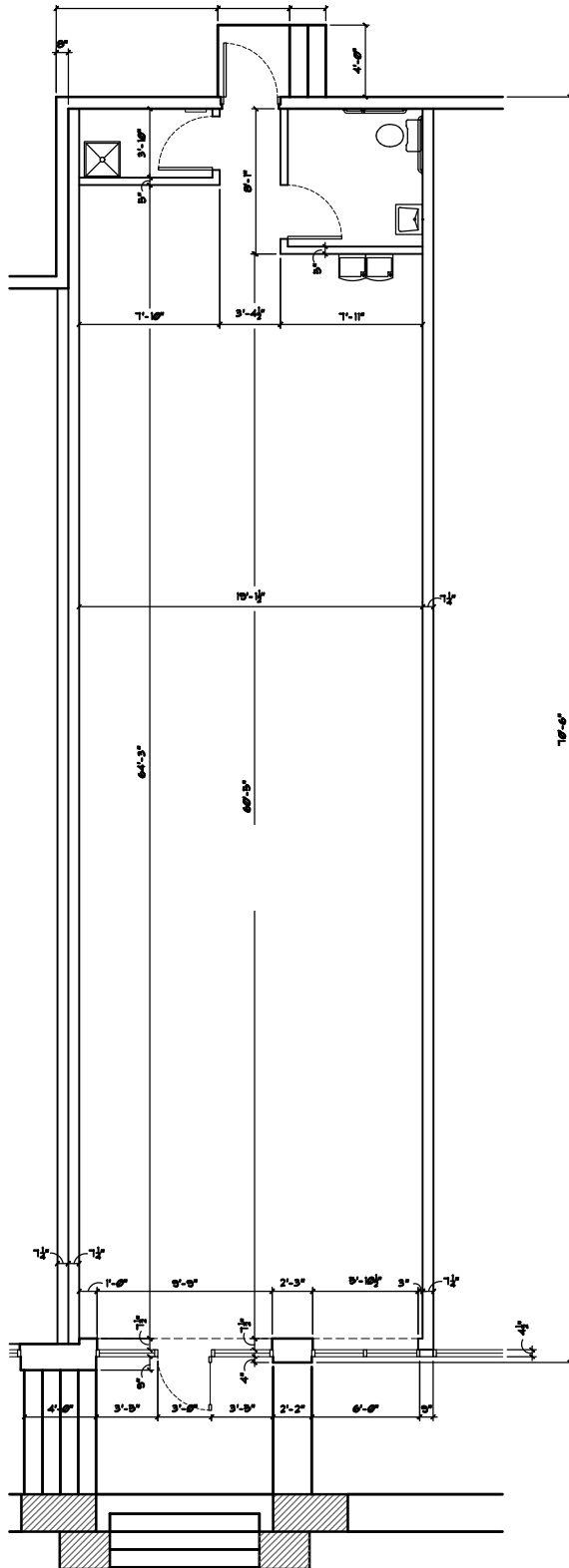
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#8
Suite B101
1,400 SF



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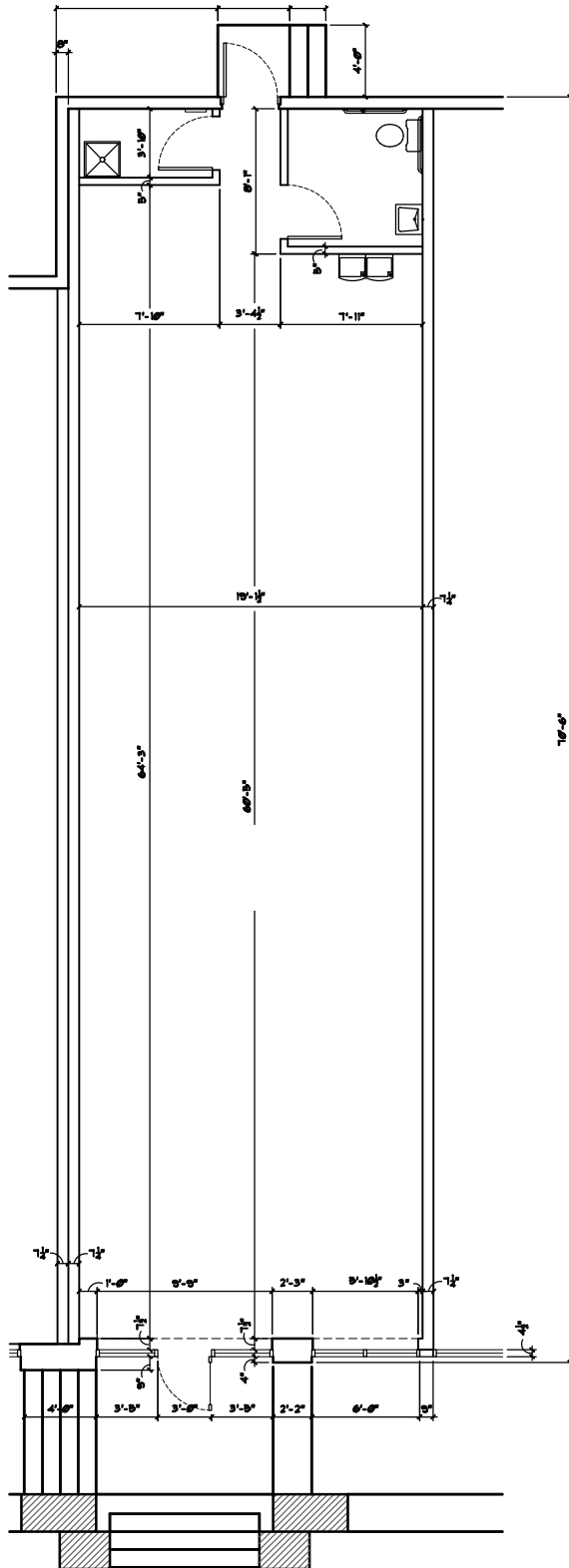
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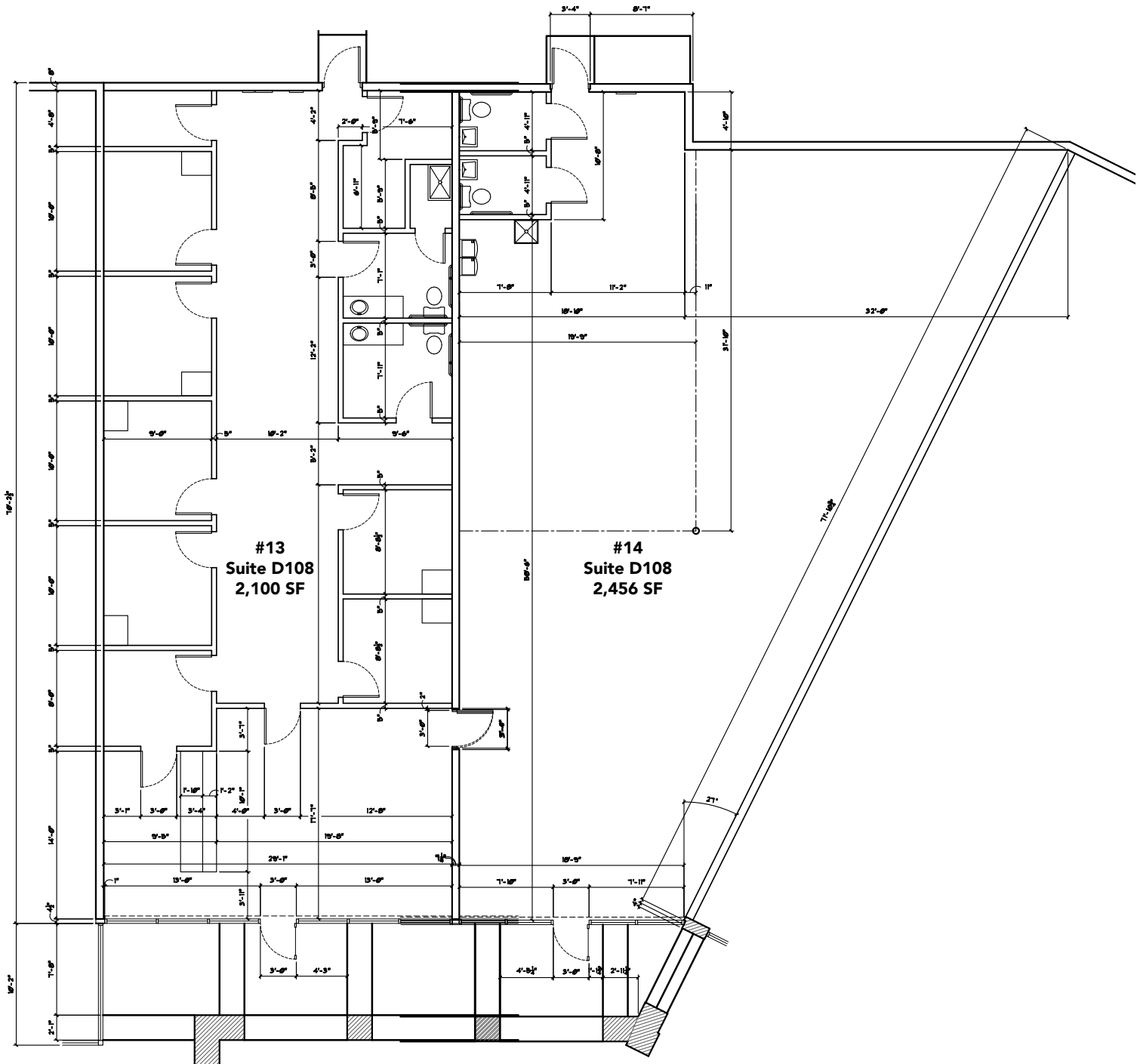
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****Up to 4,556 SF Contiguous****



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#13 & #14 - Suite D108 - 2,100 - 4,556 SF



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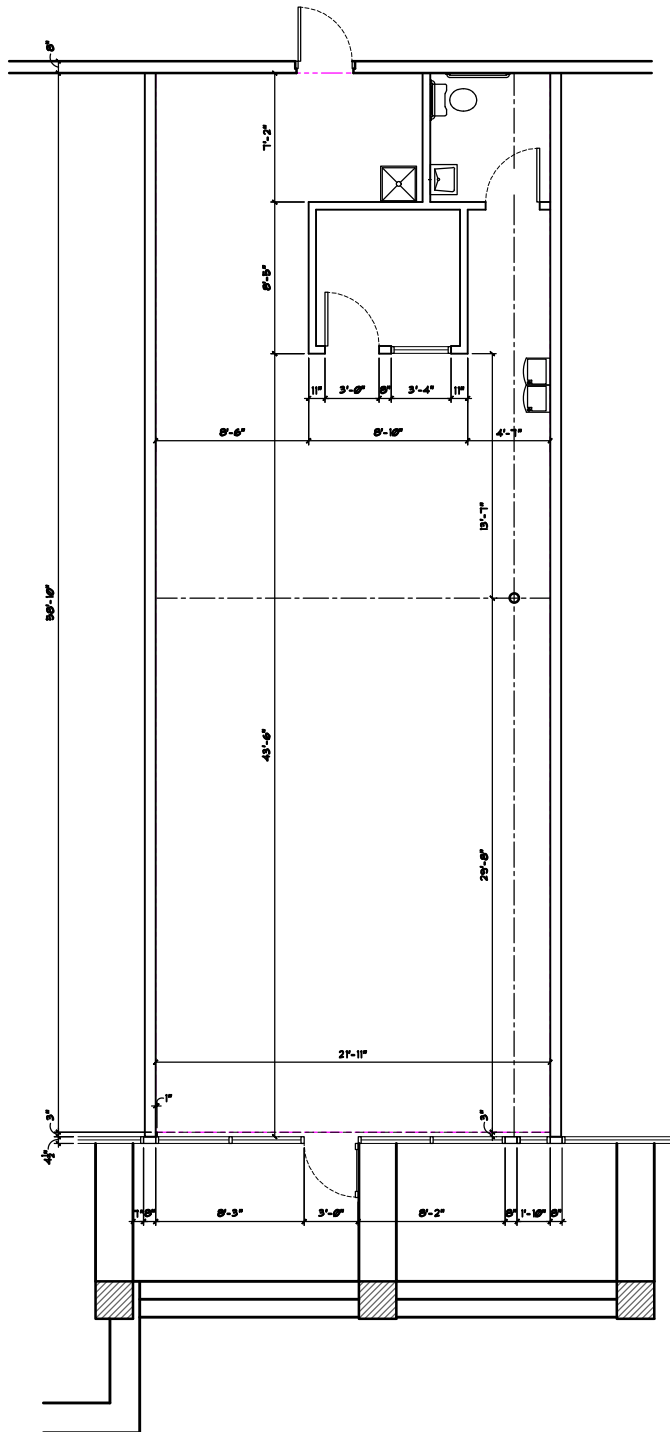
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