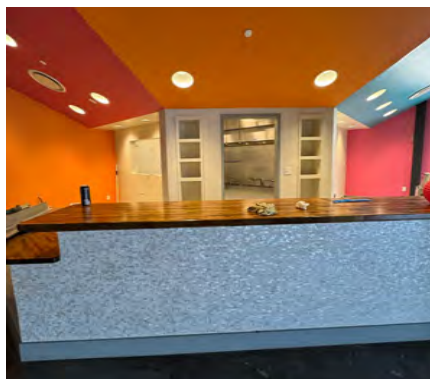




## RESTAURANT SPACE FOR LEASE

1021 Brock's Gap Parkway, Hoover, AL

the **VILLAGE**  
@ BROCKS GAP



### LEASE RATE:

Call For Pricing



### AVAILABILITY:

Suite 151 - ±2,800 SF



### SUITE FEATURES:

- Full kitchen with range hoods and freezer
- Spacious interiors
- Polished concrete floors
- Wood-top bar



### LOCATION:

High-end lifestyle center located within Hoover's bustling **Trace Crossings** community, and within walking distance to the state-of-the-art **Hoover Met Complex** as well as **Hoover High, Bumpus Middle, and Trace Crossings Elementary** schools.



**HARBERT**  
RETAIL

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**For More Information: Harbert-Retail.com**

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

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## HOOVER METROPOLITAN COMPLEX

The Hoover Metropolitan Complex, a sprawling indoor/outdoor sports and recreation facility located in Hoover, Alabama, is a hub for sports, entertainment, and community events. The facilities see approximately **899K visitors/year**. It features a baseball park, which hosts the yearly **SEC Baseball Tournament**, as well as outdoor spaces for sporting events, festivals, fairs, and other community gatherings. With its diverse offerings and convenient location, the Hoover Metropolitan Complex is a popular destination for residents and visitors alike.



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## VILLAGE AT BROCK'S GAP: HIGHLY ACTIVE RETAIL CENTER



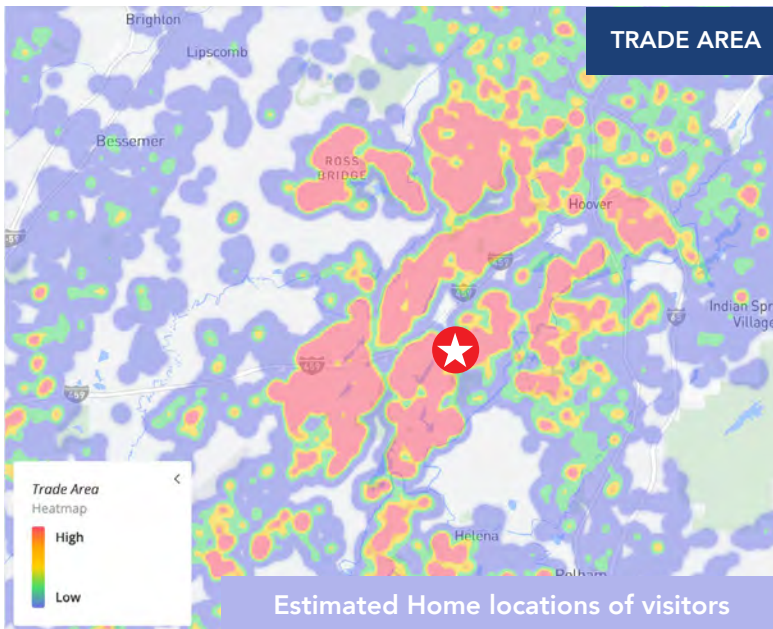
### 12 MONTH DEMOGRAPHICS AT THE SITE

Visits	1.2M
Visitors	285.3K
Visit Frequency	4.25x
Avg Dwell Time	52 minutes

**1.2M**  
VISITS  
IN LAST 12 MONTHS

**\$210K+**  
AVG HH INCOME  
WITHIN 1 MILE

**15,600+**  
HOUSEHOLDS  
WITHIN 3 MILE



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	2,981	40,304	103,245
EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	3,583	11,688	55,619
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$210,454	\$162,440	\$142,918
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	1,036	15,617	41,074



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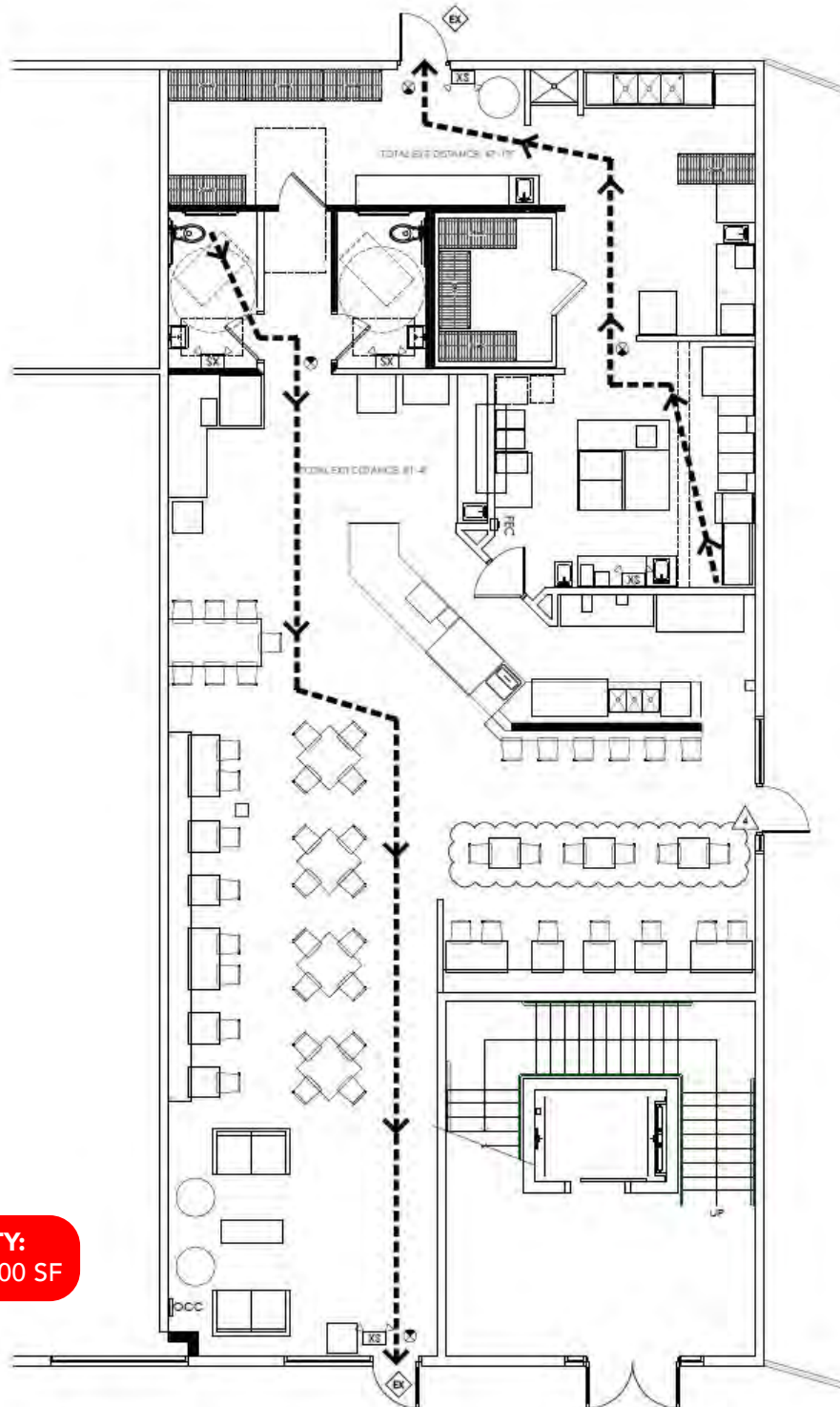
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**AVAILABILITY:**  
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