RETAIL PROPERTY FOR LEASE

WEST COUNTY MARKET PLACE

2004 Veterans Memorial Drive, Birmingham, AL 35214

EXECUTIVE SUMMARY

LOCATION OVERVIEW

Located on busy Forestdale Blvd.

PROPERTY HIGHLIGHTS

- Available: Spaces 1,400 SF up to 8,700 SF
- Signalized intersection with easy access from Forestdale Blvd
- Co-tenancy with Anytime Fitness, Dollar Tree, American Freight, Hibbett Sports, Roses, and many more
- Traffic Count: 22,955 AADT, Forestdale Blvd

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	18,961	45,971	123,005
DAYTIME POPULATION	14,811	42,461	136,731
HOUSEHOLDS	7,438	17,876	48,381
AVERAGE HH INCOME	$62,870	$54,311	$48,141

FOR MORE INFORMATION

DREW MANZO •

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CoastalEquities

www.coastalequities.com

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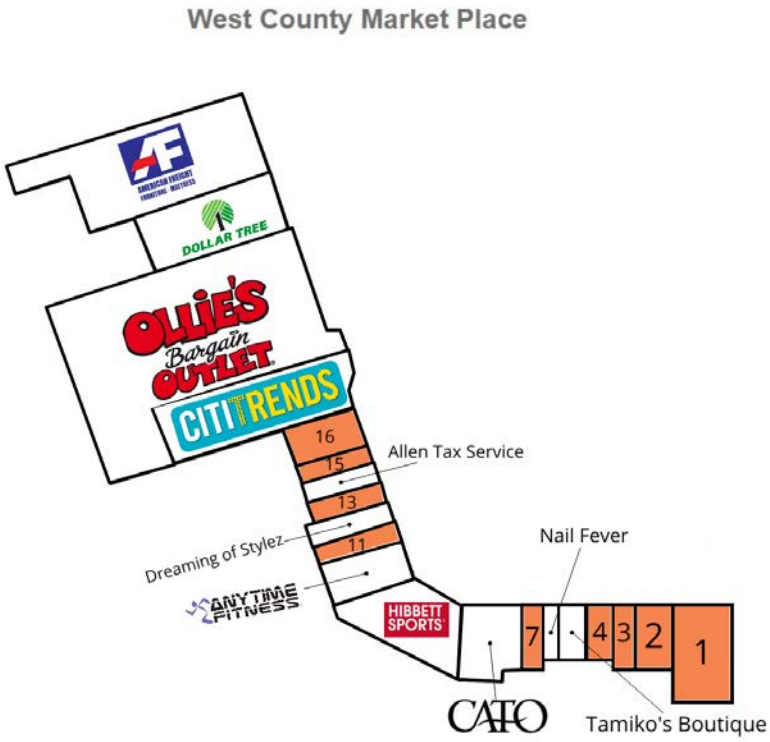
SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Available	8,700 SF
2	Available	2,100 SF
3	Available	1,400 SF
4	Available	1,400 SF
5	Tamiko's Boutique	1,500 SF
6	Nail Fever	900 SF
7	Available	1,400 SF

SUITE	TENANT NAME	SPACE SIZE
8	Cato	4,400 SF
9	Hibbett Sports	6,273 SF
10	Anytime Fitness	3,600 SF
11	Available	2,000 SF
12	Dreaming of Stylez	1,600 SF
13	Available	1,400 SF
14	Allen Tax Service	1,400 SF

SUITE	TENANT NAME	SPACE SIZE
15	Available	1,400 SF
16	Available	2,800 SF
17	Citi Trends	12,304 SF
18	Ollie's Bargain Outlet	33,477 SF
19	Dollar Tree	10,039 SF
20	American Freight	17,500 SF

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