

Vestavia Hills City Center

700 Montgomery Highway, Vestavia Hills, AL 35216
Jefferson County



HIGHLIGHTS

For Lease
County: Jefferson
Type: Retail
Total SF: 391,899
Parking Spaces: 1,471
Year Built: 1954
Year Renovated: 2003
Market: Birmingham-Hoover, AL

CONTACT

Leasing Department
(212) 710-9330
leasing@kprcenters.com

Garrett B. Secrest
(603) 472-1157
gsecrest@kprcenters.com

Thomas D. Smith
(603) 472-1155
tsmith@kprcenters.com

Vestavia Hills City Center is a premiere 391,899 regional power center within a heavily traveled, dynamic retail market just outside of Birmingham, Alabama - the largest city in the state and economic hub for the southeast. The center is anchored by a diverse tenant mix including Publix, AMC Theatres, Shoe Station, Dollar Tree, and Planet Fitness. In addition, the superior outparcel structures feature first-class national tenants in AT&T, Starbucks, Hand & Stone and a variety of national, regional and local restaurant operators. Vestavia Hills City Center is conveniently located right off Montgomery Highway with signalized access and traffic counts of more than 32,000 VPD.

RETAILERS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,440	62,854	177,512
Households	2,933	24,618	77,883
Average Household Income (\$)	155,159	145,918	120,994
Median Household Income (\$)	114,970	100,268	75,535

Vestavia Hills City Center

700 Montgomery Highway, Vestavia Hills, AL 35216
Jefferson County



Vestavia Hills City Center

700 Montgomery Highway, Vestavia Hills, AL 35216
Jefferson County



A	Shoe Station	36,500 SF
A01	Pet Supermarket	9,100 SF
A02	Scuba Ventures	2,200 SF
A03	Tecate Bar & Grill	4,300 SF
A04	Newk's Eatery	4,726 SF
A05	Advanced Weight Loss	2,581 SF
A06	Elite Nutrition	1,149 SF
A07	Hamida Brows	1,600 SF
A08	Hallmark Cards & Gifts	3,200 SF
A09	Phenix Salon Suites	3,200 SF
A10	Dear Emmaline	2,900 SF
A11	Dave's Hot Chicken	4,010 SF
A12	Palm Beach Tan	3,040 SF
A13	ATI Physical Therapy	2,513 SF
A14	Buffalo Wild Wings To Go	3,079 SF
A15	Storage	4,189 SF
AA	Dollar Tree	10,011 SF
B01	Nail Fever	1,151 SF
B02	Vestavia Hills Nutrition	800 SF
B03	Merle Norman Cosmetics	680 SF
B04	Great Clips	1,200 SF
B05	Houliang Massage	1,246 SF
B06	Happy Dog Bath & Grooming	1,276 SF
C01	Available	3,750 SF
D01	Girl Scouts	11,395 SF
E02	Allstate	1,931 SF
E03B	Houliang Massage	1,831 SF
E05	Edward D. Jones	1,054 SF
M101	Crumb! Cookies	2,178 SF
M103	Trustcare Express Medical	5,446 SF
M104	Chopt Salads	3,000 SF
MA01	Mugshots Grill & Bar	3,500 SF
MA04	Grandview Medical Center	3,115 SF
MA06	Jimmy John's	1,700 SF
MAA	American Multi-Cinema	42,284 SF
MB01	Paul Logistics	4,642 SF
MB02	Planet Fitness	20,000 SF
MB02B	Available	920 SF
MB04	Pigtails & Crewcuts	1,200 SF
MB05	Panera Bread	4,500 SF
MB06	Available	4,268 SF
MB07	Myrick Gurosky & Associates	6,912 SF
MC01	ITAC Solutions	8,120 SF
MC02A	Avast Realty	920 SF
MC03	Bradford Building Company	7,306 SF
MC05	The Standard	1,750 SF
MD01	Starbucks Coffee	1,500 SF
MD03	Hand & Stone	3,000 SF
ME01	Available	5,000 SF
ME02	Davenport's Pizza	3,810 SF
ME03	Taco Mama	2,585 SF
ME06	The Great Greek	3,150 SF
MF01	First Watch	5,440 SF
MF02	Blackwater Management	5,235 SF
MF03	Available	2,760 SF
MG01	Therapy South	5,274 SF
MH01	Samurai Japan	2,600 SF
MO02	Movement Mortgage	6,916 SF
MO04	Prescription 2 Fitness	7,000 SF
P	Publix	54,340 SF
P01	Hilltop Liquors	1,800 SF
P02	Great Hibachi Express	1,200 SF
P03	Masaman	1,200 SF
P04	Available	1,847 SF
P05	Phenix Salon Suites	4,730 SF
P07	Your Kid's Urgent Care	2,508 SF
P10	European Wax	1,938 SF
P11	Magnolia Soap & Bath	1,812 SF
P13	Hotworx	2,500 SF
P15	Royal Nail & Spa	1,200 SF
P17	Orangetheory Fitness	3,000 SF
PO01	AT&T	4,000 SF
PO02	Available	2,000 SF