

# 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

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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 tenants in AT&T, Starbucks, Hand & Stone, Dave's Hot Chicken and Chopt Salads. 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



PET SUPERMARKET

## DEMOGRAPHICS

|                               | 1 MILE  | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| Population                    | 7,264   | 63,186  | 177,780 |
| Households                    | 2,859   | 24,761  | 77,921  |
| Average Household Income (\$) | 182,501 | 172,696 | 139,794 |
| Median Household Income (\$)  | 140,242 | 117,890 | 85,152  |

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|       |                             |           |
|-------|-----------------------------|-----------|
| 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  |