

2,100 - 9,100 SF FOR LEASE

# PATTON CHAPEL PLAZA

1676 MONTGOMERY HIGHWAY HOOVER, AL 35216

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com



PROPERTY PHOTO

## QUICK FACTS

- Located in the highly-desired Hoover retail submarket
- Property located 1 mile north of the Riverchase Galleria
- Direct visibility from Highway 31 (35,470 VPD)
- Pylon signage is available

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

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205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
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AERIAL

enterprise NISSAN  
35,470 VPD **SITE**  
TJ-maxx  
Montgomery Highway  
HONDA  
Cadillac

Patton Chapel Rd  
Centre at Riverchase Shopping Ctr

WOODMEADOWS

I-459 33,460 VPD

RIVERCHASE GALLERIA

Costco Wholesale



WORLD MARKET

BARNES & NOBLE

ROSEN CREEK Shopping Center

AMC Patton Creek 15



THE HOME DEPOT

Sam's Club Plaza

Googleen Apartment Homes

verizon

Wendy's

StarDome Comedy Club

WELLS FARGO

REGIONS

Michaels

Pizza Hut

Best Buy

Arby's

PETSMART



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,654	57,536	105,510
2010 Population	7,910	65,054	122,720
2018 Population	7,970	67,681	131,042
2023 Population	7,981	69,183	135,425
2000-2010 Annual Rate	0.33%	1.24%	1.52%
2010-2018 Annual Rate	0.09%	0.48%	0.80%
2018-2023 Annual Rate	0.03%	0.44%	0.66%
2018 Male Population	49.9%	47.7%	48.0%
2018 Female Population	50.1%	52.3%	52.0%
2018 Median Age	34.8	36.5	38.1

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$53,154	\$64,633	\$75,616
2023 Median Household Income	\$59,789	\$73,952	\$82,639
2018-2023 Annual Rate	2.38%	2.73%	1.79%
<b>Average Household Income</b>			
2018 Average Household Income	\$71,151	\$90,276	\$104,614
2023 Average Household Income	\$80,154	\$99,837	\$113,974
2018-2023 Annual Rate	2.41%	2.03%	1.73%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$29,400	\$38,434	\$43,254
2023 Per Capita Income	\$32,919	\$42,338	\$47,023
2018-2023 Annual Rate	2.29%	1.95%	1.68%

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