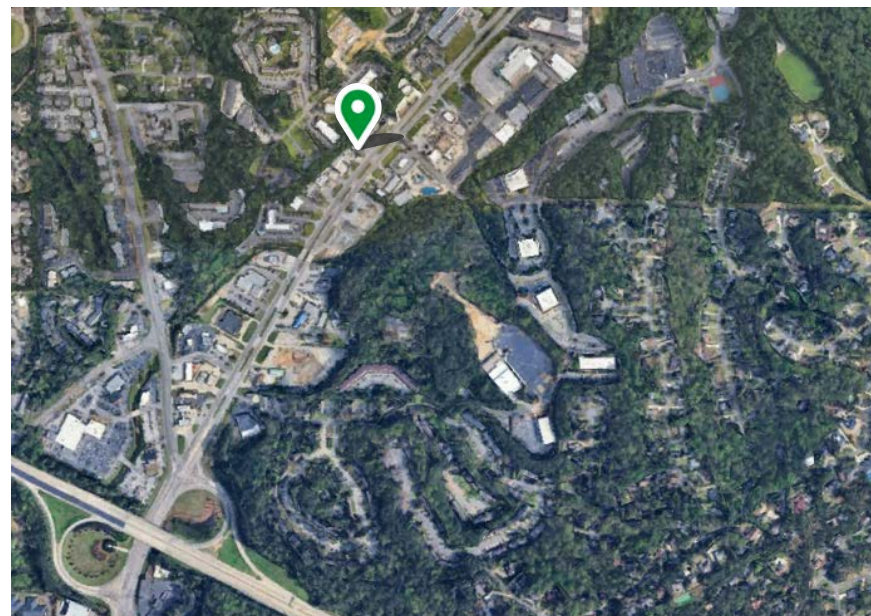




1450 MONTGOMERY HWY

1450 Montgomery Hwy | Vestavia Hills, AL 35216





AVAILABILITY

SMALL SHOPS:
+/- 4,093 SF

CONTACT

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080

PROPERTY OVERVIEW

- ±4,093 SF retail/showroom space available for sublease
- Prominent Montgomery Highway / U.S. 31 location in Vestavia Hills
- Freestanding storefront with convenient surface parking directly in front of the space
- Existing building and roadside signage opportunities, subject to landlord approval
- Located within an established Vestavia Hills retail corridor near Milo's, Mark's Outdoors, Hollywood Outdoor Living and other neighborhood retailers
- Zoning: B-3 per public property data
- Sublease term available through December 31, 2031
-

TRAFFIC COUNTS

Montgomery Hwy

37,345 VPD

SURROUNDING TENANTS

Walmart 
Neighborhood Market

**planet
fitness**


DOLLAR TREE



Chick-fil-A

Panera
BREAD®

SUPERCUTS®



The UPS Store 

Executive Summary

1450 Montgomery Hwy, Vestavia Hills, Alabama, 35216

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	10,123	68,869	157,007
2020 Male Population	46.0%	47.1%	46.6%
2020 Female Population	54.0%	52.9%	53.4%
2026 Population	9,823	68,001	157,739
2026 Male Population	46.8%	47.9%	47.5%
2026 Female Population	53.2%	52.1%	52.5%
2031 Population	9,695	67,646	158,018
2031 Male Population	47.0%	47.9%	47.5%
2031 Female Population	53.0%	52.1%	52.5%
2010-2020 Annual Rate	0.85%	0.59%	0.78%
2020-2026 Annual Rate	-0.48%	-0.20%	0.07%
2026-2031 Annual Rate	-0.26%	-0.10%	0.04%

In the identified area, the current year population is **157,739**. In 2020, the Census count in the area was **157,007**. The rate of change since 2020 was **0.07%** annually. The five-year projection for the population in the area is **158,018** representing a change of **0.04%** annually from 2026 to 2031. Currently, the population is **47.5%** male and **52.5%** female.

Median Age

2026 Median Age	37.8	37.2	36.9
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The median age in this area is **36.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	66.6%	68.9%	66.1%
2026 Black Alone	14.7%	16.6%	20.4%
2026 American Indian Alone	0.3%	0.4%	0.3%
2026 Asian Alone	9.2%	4.8%	4.6%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	3.3%	3.1%	2.6%
2026 Two or More Races	6.0%	6.2%	5.9%
2026 Hispanic Origin	6.2%	6.8%	5.9%
2026 Diversity Index	57.8	55.5	56.9

Persons of Hispanic origin represent **5.9%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **56.9** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1450 Montgomery Hwy, Vestavia Hills, Alabama, 35216 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	128	134	129
2010 Total Households	4,257	27,413	62,234
2020 Total Households	4,362	28,821	67,402
2026 Total Households	4,307	28,799	68,267
2031 Total Households	4,268	28,811	68,811
2010-2020 Annual Rate	0.24%	0.50%	0.80%
2020-2026 Annual Rate	-0.20%	-0.01%	0.20%
2026-2031 Annual Rate	-0.18%	0.01%	0.16%
2026 Average Household Size	2.26	2.33	2.24

The household count in this area has changed from **67,402** in 2020 to **68,267** in the current year, a change of **0.20%** annually. The five-year projection of households is **68,811**, a change of **0.16%** annually from the current year total. Average household size is currently **2.24**, compared to **2.27** in the year 2020. The number of families in the current year is **39,148** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	25.2%	23.7%	25.4%
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Median Household Income

2026 Median Household Income	\$93,094	\$100,341	\$97,012
2031 Median Household Income	\$122,209	\$118,897	\$114,733
2026-2031 Annual Rate	5.59%	3.45%	3.41%

Average Household Income

2026 Average Household Income	\$156,526	\$157,064	\$151,990
2031 Average Household Income	\$193,215	\$186,178	\$177,685
2026-2031 Annual Rate	4.30%	3.46%	3.17%

Per Capita Income

2026 Per Capita Income	\$68,535	\$66,855	\$65,744
2031 Per Capita Income	\$84,806	\$79,698	\$77,306
2026-2031 Annual Rate	4.35%	3.58%	3.29%

Income Equality

2026 Gini Index	51.7	49.6	49.5
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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