

# FOR LEASE: 1,400 – 12,500 SF Eastwood Village Shopping Center

1600 Montclair Road, Birmingham, AL 35210



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### ○ AVAILABLE FOR LEASE

- 134,256 SF SHOPPING CENTER WITH ONLY FOUR SPACES REMAINING AND CO-TENANTS INCLUDING WALMART SUPERCENTER, ROSS, OFFICE DEPOT, PARTY CITY, TUESDAY MORNING AND SHOE CARNIVAL
- STRATEGIC LOCATION ON MONTCLAIR ROAD IN THE CENTER OF A MAJOR RETAIL CORRIDOR THAT FEATURES PUBLIX, SAM'S CLUB, HOME DEPOT, WALGREENS, CVS AND MANY MORE.
- VISIBILITY TO OVER 20,500 VEHICLES PER DAY

AVAILABLE SF	NOTES
1,400	CAN COMBINE WITH 1,400 SF SPACE FOR 2,800. VISIBILITY FROM SIDE ENTRANCE ON OPORTO MADRID BLVD
1,400	CAN COMBINE WITH 1,400 SF SPACE FOR 2,800. VISIBILITY FROM SIDE ENTRANCE ON OPORTO MADRID BLVD
5,000	FORMER RUE21, CORNER UNIT WITH EXCELLENT VISIBILITY FROM SIDE ENTRANCE ON OPORTO MADRID BLVD
6,057	ENDCAP BETWEEN PARTY CITY AND WALMART. EXCELLENT DRIVE-BY VISIBILITY.



### ○ DEMOGRAPHICS (2016)

DISTANCE	POPULATION	HOUSEHOLDS	MEDIAN INCOME
1 Mile	7,462	3,525	\$44,998
3 Miles	52,801	22,412	\$61,647
5 Miles	113,166	49,262	\$61,374

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