

4,010 SF AVAILABLE FOR SUBLEASE

FORMER IRONSTONE VESTAVIA

632 MONTGOMERY HWY VESTAVIA HILLS, AL 35216

PROPERTY FOR SUBLEASE



205.823.3030
TheRetailCompanies.com



PROPERTY PHOTOS



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CALL FOR PRICING

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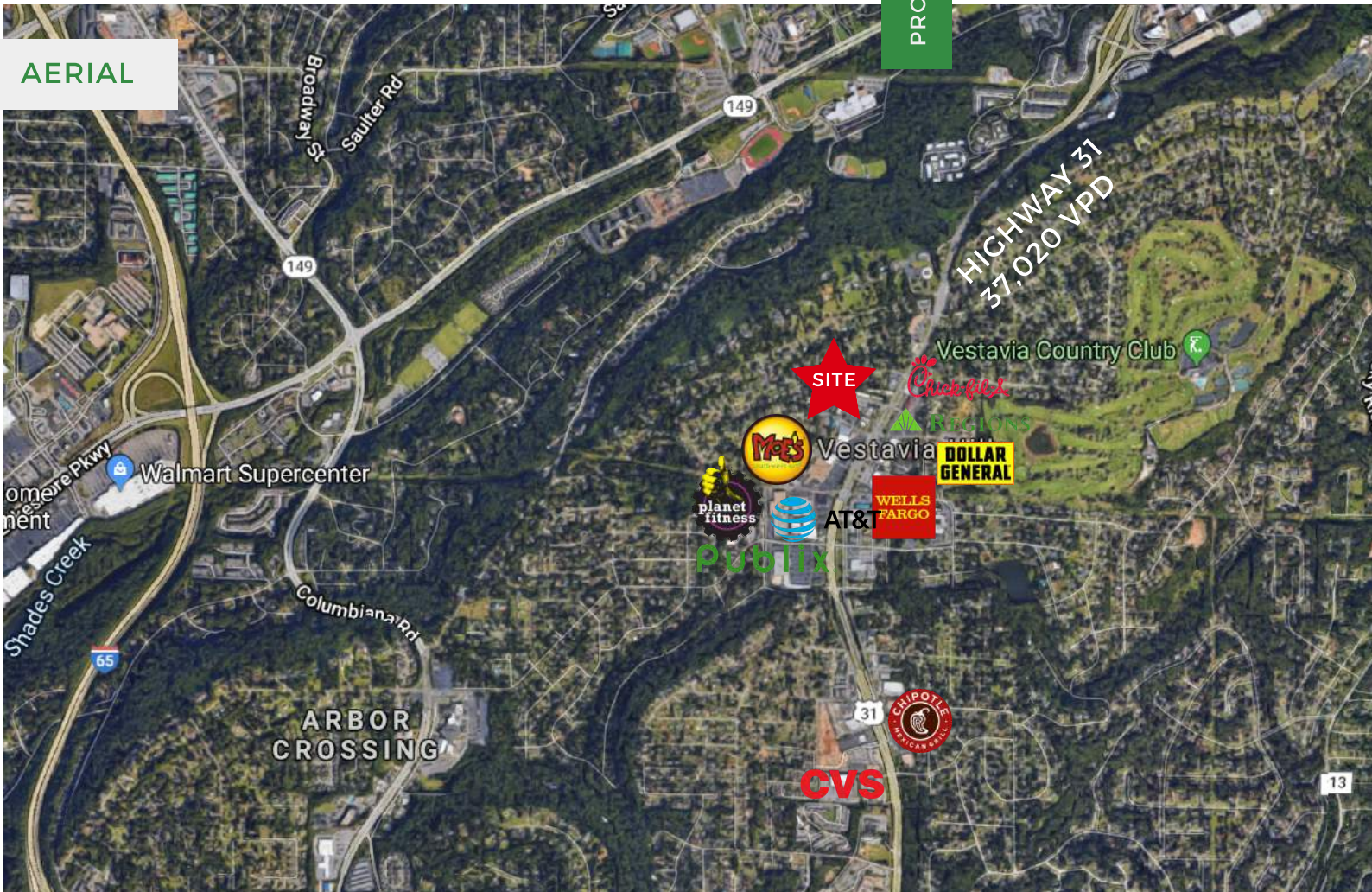
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AERIAL



QUICK FACTS

- Located along Vestavia's most active retail corridor
- National tenants nearby include Stein Mart, Publix, AMC Theaters, and many others
- Direct visibility from Highway 31 (37,020 VPD)
- Ample, well-lit parking field with excellence co-tenancy

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	6,665	62,596	167,435
2010 Population	7,063	64,369	170,714
2018 Population	7,179	66,340	180,478
2023 Population	7,238	67,456	186,158
2000-2010 Annual Rate	0.58%	0.28%	0.19%
2010-2018 Annual Rate	0.20%	0.37%	0.68%
2018-2023 Annual Rate	0.16%	0.33%	0.62%
2018 Male Population	47.2%	48.0%	48.1%
2018 Female Population	52.8%	52.0%	51.9%
2018 Median Age	40.8	35.9	36.0
Median Household Income			
2018 Median Household Income	\$90,988	\$70,229	\$57,076
2023 Median Household Income	\$99,347	\$77,735	\$63,755
2018-2023 Annual Rate	1.77%	2.05%	2.24%
Average Household Income			
2018 Average Household Income	\$131,217	\$107,866	\$92,754
2023 Average Household Income	\$139,796	\$116,431	\$100,960
2018-2023 Annual Rate	1.27%	1.54%	1.71%
Per Capita Income			
2018 Per Capita Income	\$54,834	\$45,347	\$40,992
2023 Per Capita Income	\$58,263	\$48,879	\$44,678
2018-2023 Annual Rate	1.22%	1.51%	1.74%

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