



# HOOVER HIGHWAY 31

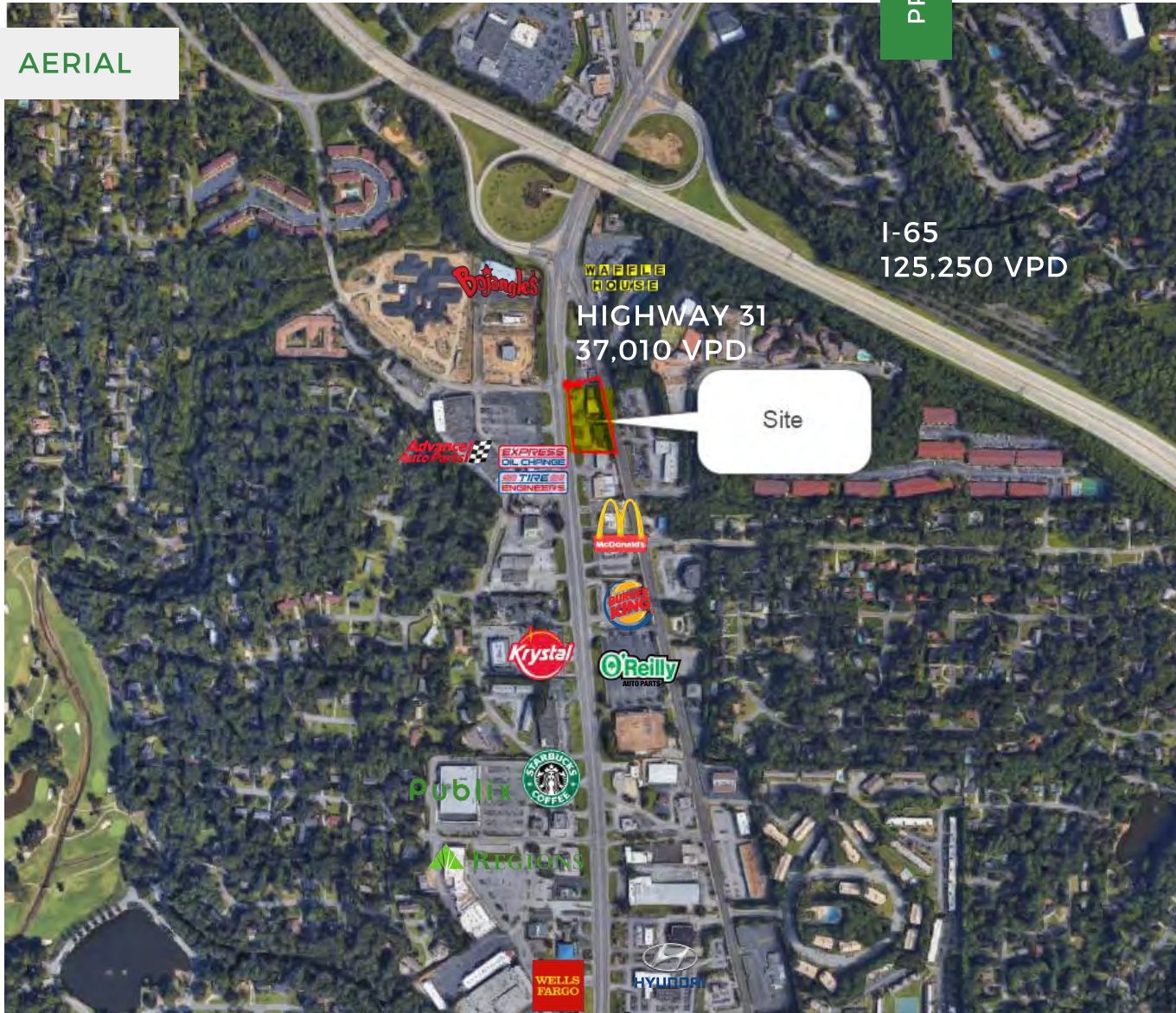
1539 MONTGOMERY HIGHWAY HOOVER, AL 35216

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

AERIAL



## QUICK FACTS

- Located along one of Hoover's most active retail corridors
- Interstate and highway visibility at a lighted interchange
- Various space and building size opportunities with potential drive-thru's
- 150,000+ population within five miles

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

# HOOVER HIGHWAY 31

1539 MONTGOMERY HIGHWAY HOOVER, AL 35216

PROPERTY FOR LEASE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com

## SITE PLAN



**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

# HOOVER HIGHWAY 31

1539 MONTGOMERY HIGHWAY HOOVER, AL 35216

PROPERTY FOR LEASE



The  
**Retail**  
Companies  
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,575	61,594	122,908
2010 Population	8,744	68,778	138,604
2018 Population	8,830	70,914	147,781
2023 Population	8,882	72,269	152,357
2000-2010 Annual Rate	0.20%	1.11%	1.21%
2010-2018 Annual Rate	0.12%	0.37%	0.78%
2018-2023 Annual Rate	0.12%	0.38%	0.61%
2018 Male Population	47.4%	47.9%	47.8%
2018 Female Population	52.6%	52.1%	52.2%
2018 Median Age	37.7	36.3	36.5
<b>Median Household Income</b>			
2018 Median Household Income	\$59,465	\$66,552	\$69,593
2023 Median Household Income	\$66,043	\$75,626	\$77,718
2018-2023 Annual Rate	2.12%	2.59%	2.23%
<b>Average Household Income</b>			
2018 Average Household Income	\$86,550	\$93,801	\$99,704
2023 Average Household Income	\$95,536	\$103,159	\$108,883
2018-2023 Annual Rate	2.00%	1.92%	1.78%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$38,903	\$39,687	\$41,779
2023 Per Capita Income	\$42,913	\$43,519	\$45,506
2018-2023 Annual Rate	1.98%	1.86%	1.72%
<b>Households by Income</b>			

## CALL FOR PRICING

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080