

2,100 - 9,100 SF FOR LEASE

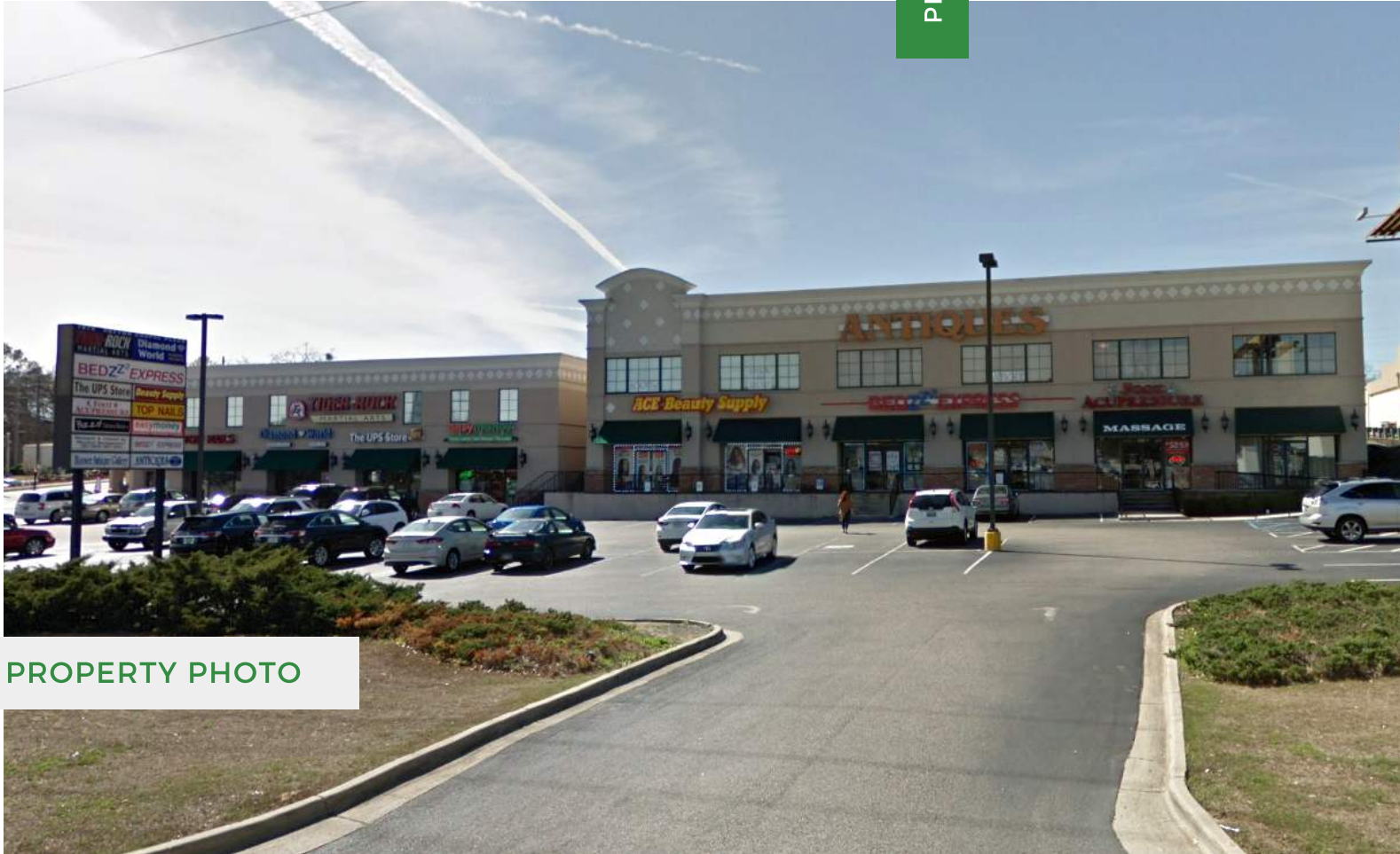
# PATTON CHAPEL PLAZA

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**

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

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
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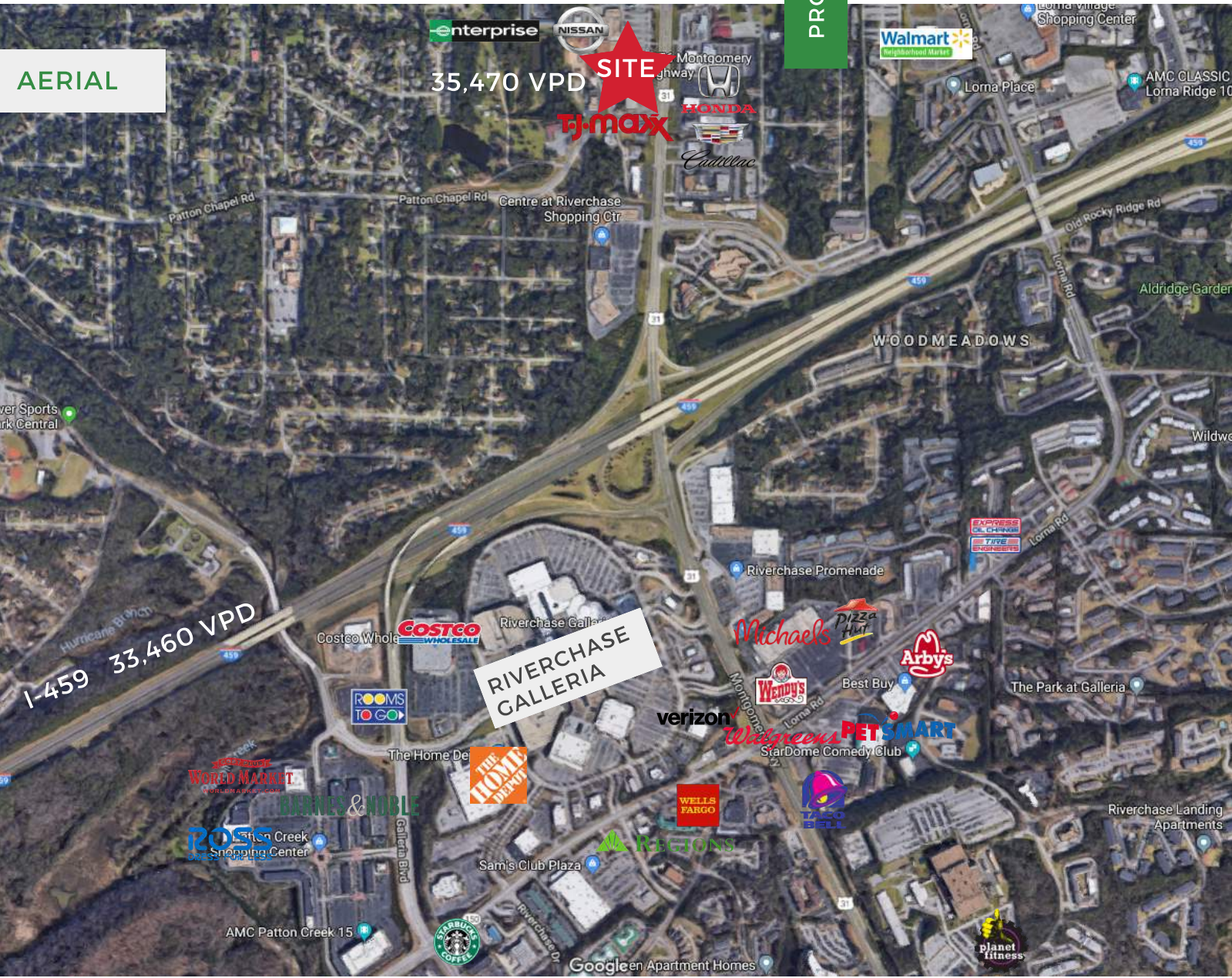
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AERIAL

35,470 VPD **SITE**

Enterprise NISSAN  
TJ-maxx  
Honda  
Chevrolet  
Caterpillar



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## PHOTOS & AVAILABLE SPACES



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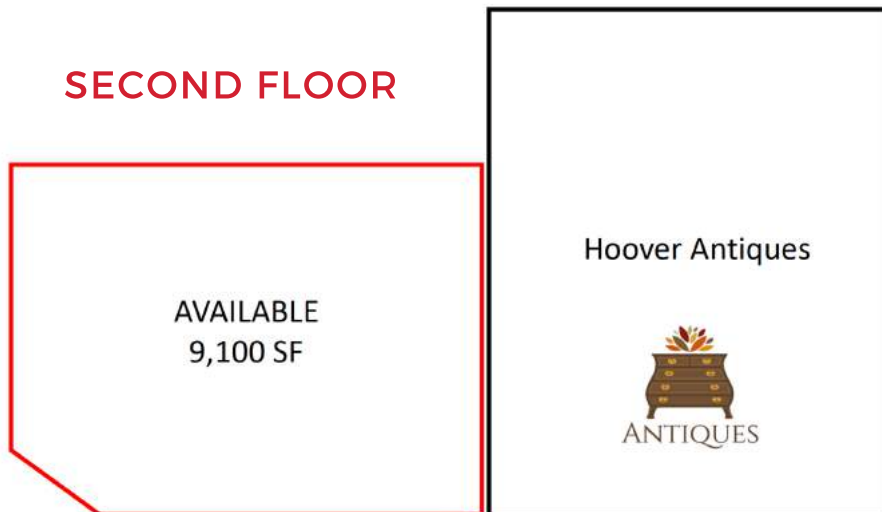
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## SITE PLAN

### SECOND FLOOR



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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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