

2,100 - 24,844 SF FOR LEASE

HERITAGE TOWN CENTER

873 DENISON AVENUE SW, BIRMINGHAM, AL 35211

PROPERTY FOR LEASE



205.823.3030
TheRetailCompanies.com

PROPERTY PHOTOS



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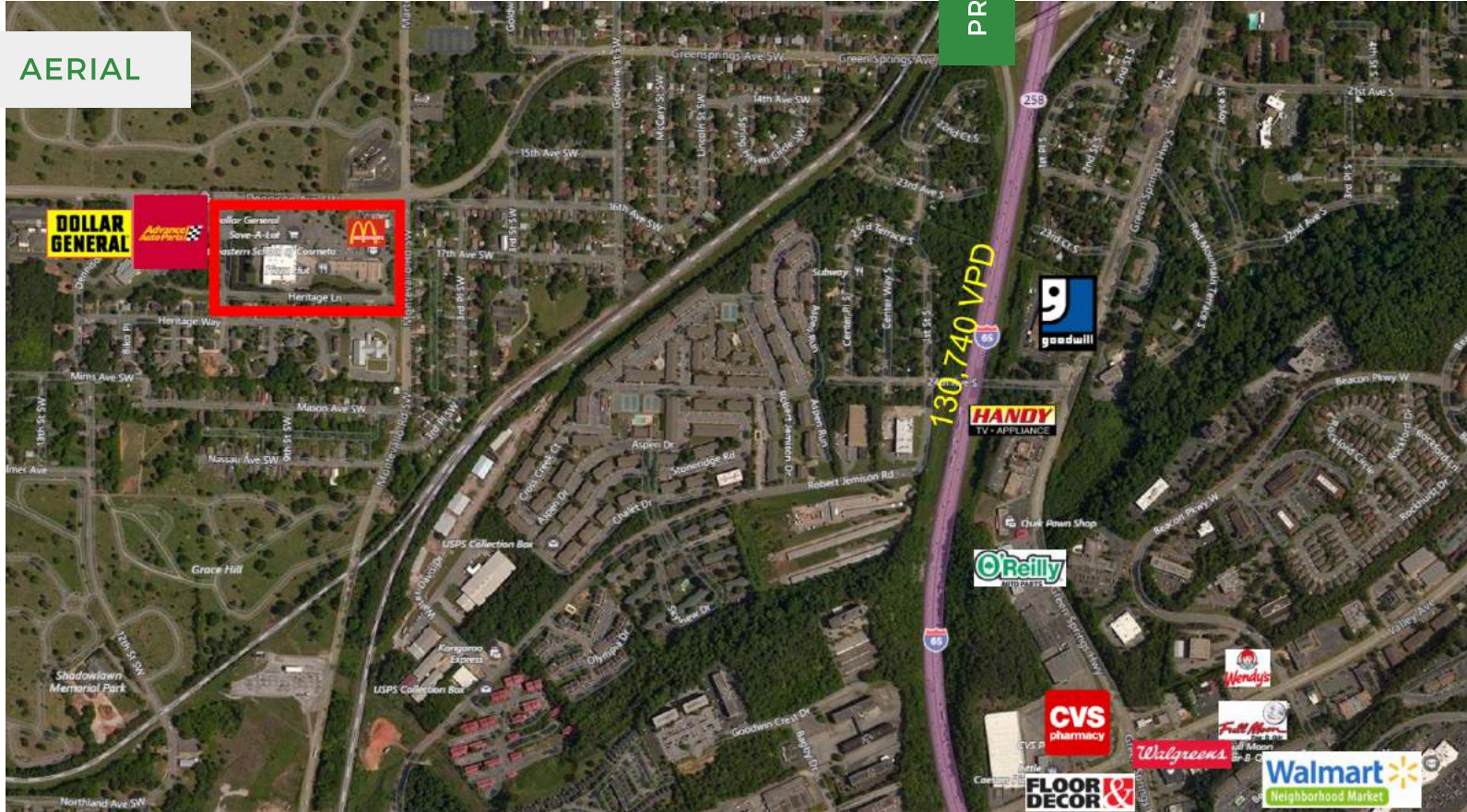
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AERIAL



QUICK FACTS

- 85,289 sf Grocery-anchored center with a mix of national tenants including Save-A-Lot, Rainbow, Subway, and H&R Block
- 24,844 sf Endcap Junior Box Available
- 9,450 & 2,100 sf also Available
- Excellent visibility with ample well lit, drive-up parking and pylon signage.

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SITE PLAN AND AVAILABLE SPACES

Dennison Avenue SW



Martin Luther King Jr. Drive

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DEMOGRAPHICS

	3 miles	5 miles	7 miles
Population			
2000 Population	96,447	201,011	309,620
2010 Population	84,593	181,661	284,993
2018 Population	86,570	185,832	295,435
2023 Population	87,856	189,116	301,466
2000-2010 Annual Rate	-1.30%	-1.01%	-0.83%
2010-2018 Annual Rate	0.28%	0.28%	0.44%
2018-2023 Annual Rate	0.30%	0.35%	0.40%
2018 Male Population	47.6%	47.4%	47.5%
2018 Female Population	52.4%	52.6%	52.5%
2018 Median Age	33.9	36.3	37.5
Median Household Income			
2018 Median Household Income	\$32,876	\$38,116	\$44,392
2023 Median Household Income	\$36,767	\$42,802	\$50,575
2018-2023 Annual Rate	2.26%	2.35%	2.64%
Average Household Income			
2018 Average Household Income	\$49,608	\$64,397	\$74,081
2023 Average Household Income	\$55,945	\$71,598	\$81,545
2018-2023 Annual Rate	2.43%	2.14%	1.94%
Per Capita Income			
2018 Per Capita Income	\$21,380	\$28,057	\$31,564
2023 Per Capita Income	\$24,016	\$31,199	\$34,769
2018-2023 Annual Rate	2.35%	2.15%	1.95%

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