



HR
HARBERT
RETAIL

HARBERT-RETAIL.COM
 CASEY HOWARD-205.202.0814
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REGIONS

FOODBAR

CRADLE + BEE



FLOWERBUDS
 la passion du macaron
lette



SUPERCUTS



RETAIL SPACE FOR LEASE

📍 Heights Village • 3106 - 3172 Heights Village, Cahaba Heights Rd, Vestavia Hills, Alabama 35243



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RETAIL SPACE FOR LEASE - THE HEIGHTS VILLAGE

- Lease Rate – \$25/sf NNN
- Retail / Restaurant Available: 990 SF - 3,300 SF
- 48,245 sf retail center (on 5 acres of land) in high traffic area
- Area has a high growth potential- top rated Vestavia Hills school system nearby
- 270 Parking spaces
- Great location proximate to Hwy 280, Dolly Ridge Rd and I-459



Population

1 mi. 7,119
3 mi. 34,974
5 mi. 110,790



Daytime Business

Population
approx. 112,000+
within 5 miles



Average HH Income

1 mi. \$100,046
3 mi. \$146,771
5 mi. \$107,143



Traffic Counts

±12,584 vehicles / day
at intersection of Dolly Ridge
Rd and Cahaba Heights Rd

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.



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CURRENT TENANTS

Food

- C 'Lette Macaroons
- I Starbucks
- M Troupe's Pizza
- P FoodBar
- Q New York Butcher Shoppe
- T Sexton's Seafood Market

Services

- A Owen Hudson Salon
- B Rite Care Pharmacy
- O Mike Hodges - State Farm
- S Metropolitan Properties
- W Regions Bank
- V Tru40 Fitness

Shopping

- D Flowerbuds
- N Cradle + Bee
- G Manhattan South
- H Serendipity Boutique
- J Learning Express Toys
- K The Lili Pad & Gigi's Tween
- L Lil Soles
- U Cummings Jewelry

VACANT

- F/3120 3,300 SF
- E/3118 1,500 SF Available June 1st
- R/3160 990 SF

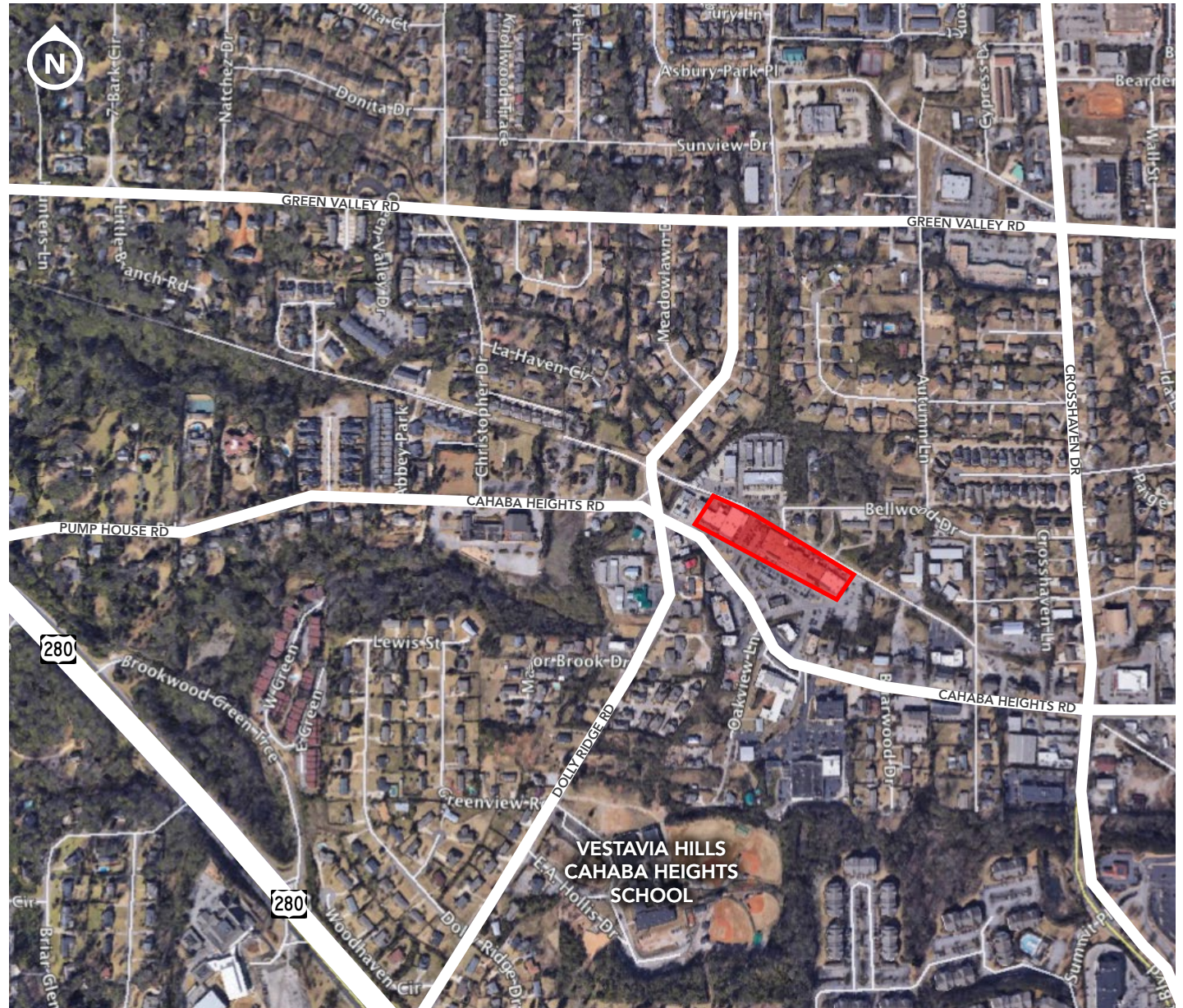


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