

Trace Crossings Shopping Center

Hoover, AL 35244

Property Info:

2543 John Hawkins Parkway, Hoover AL 35244
Total Gross Leasable Area 74,130 SF

Property Highlights: Located directly across the street from Hoover High school (2,400 students) and Trace Crossings Elementary (approx. 900 Students).

Space Available: 1,200 SF (Formerly J-Dawson's Salon)

Base Rate: Call For Pricing
NNN Estimated @ \$4.94 psf

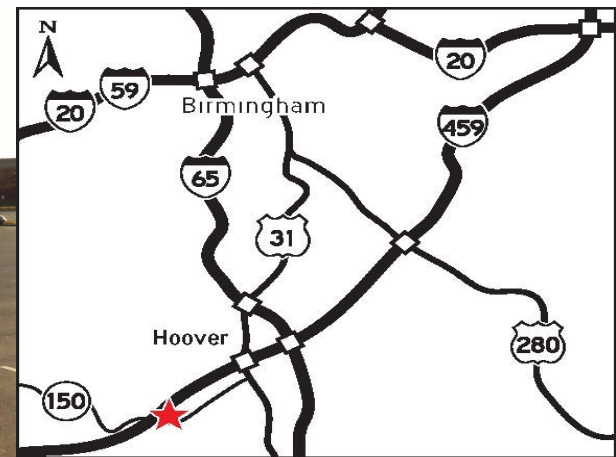
Anchor: Publix Super Market

Shop Tenants: Hoover Shipping, Great Clips, Fitness 4 U, Asian Cuisine, H & R Block, Nail Spa, Palm Beach Tan, Pet Spa, & Veterinary Orthopedic & Vision Center



www.engelrealty.com

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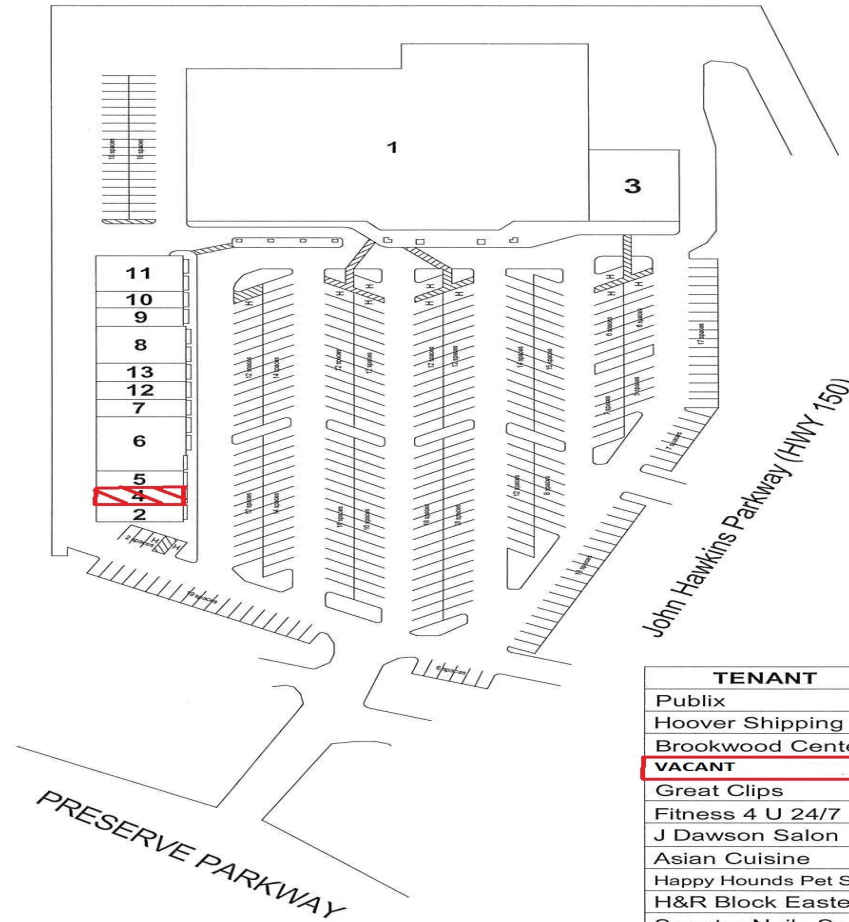




<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
POPULATION:	3,251	37,673	98,338
AVG. HH INCOME:	\$110,512	\$110,330	\$86,170
NUMBER OF HOUSEHOLDS:	1,285	15,211	39,261

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PARKING	
11	HANDICAPPED PARKING
310	STANDARD PARKING
321	TOTAL PROPERTY PARKING

TENANT	SPACE	UNIT	AREA
Publix	1	100	51,420 SF
Hoover Shipping	2	101	1,200 SF
Brookwood Center	3	103	4,746 SF
VACANT	4	105	1,200 SF
Great Clips	5	109	1,200 SF
Fitness 4 U 24/7	6	113	3,600 SF
J Dawson Salon	7	125	1,200 SF
Asian Cuisine	8	137	2,400 SF
Happy Hounds Pet Spa	9	145	1,200 SF
H&R Block Eastern	10	149	1,200 SF
Smarter Nails Spa	11	153	2,400 SF
Palm Beach Tan	12	129	1,180 SF
Palm Beach Tan	13	133	1,210 SF
TOTAL:			74,156 SF

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