

Vestridge Commons Shopping Center

Vestavia Hills, AL 35216

1360 Montgomery Highway
Vestavia Hills, AL 35216

Property Info

CURRENTLY 100% LEASED

Total GLA:

Approximately 29,900 SF

Rental Rate:

Negotiable; NNN Estimated @ \$6.91psf

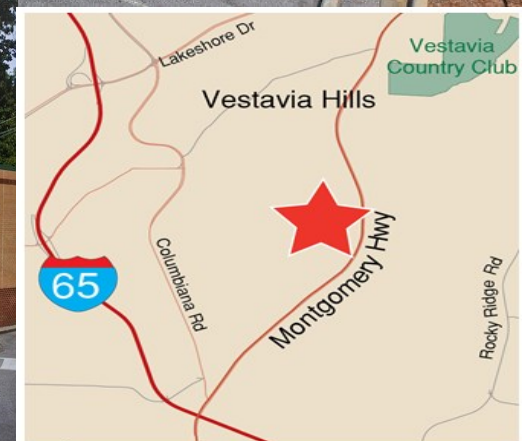
Current Tenants:

Sol Azteca Mex Rest, Monograms Plus,
KidStrong, Jones Dental, Hills Veterinary
Clinic, Cartridge World, Paris Nails, Kool
CornersPhilly, Progress Bank & HEAL
Inc.



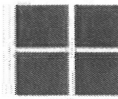
www.engelrealty.com

Dan Anderson
(205) 939-8239 Direct
danderson@engelrealty.com

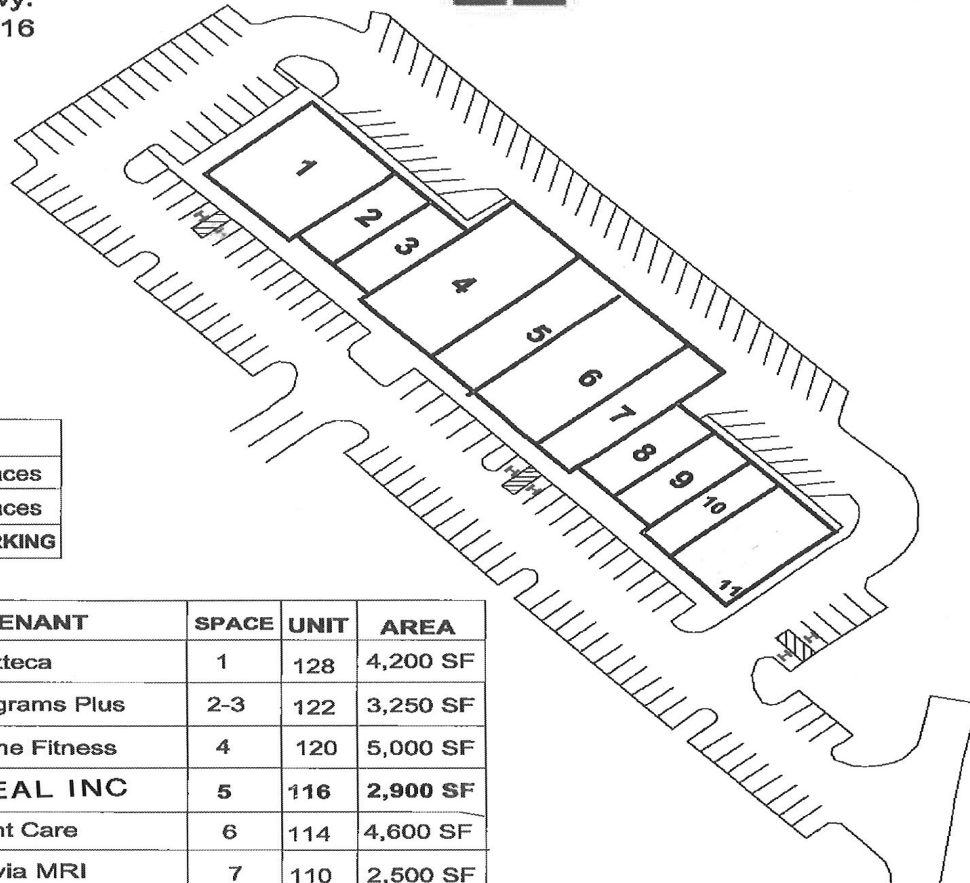


Vestridge Commons

1360 Montgomery Hwy.
Birmingham, AL 35216



FAIRWAY
INVESTMENTS, LLC



PARKING

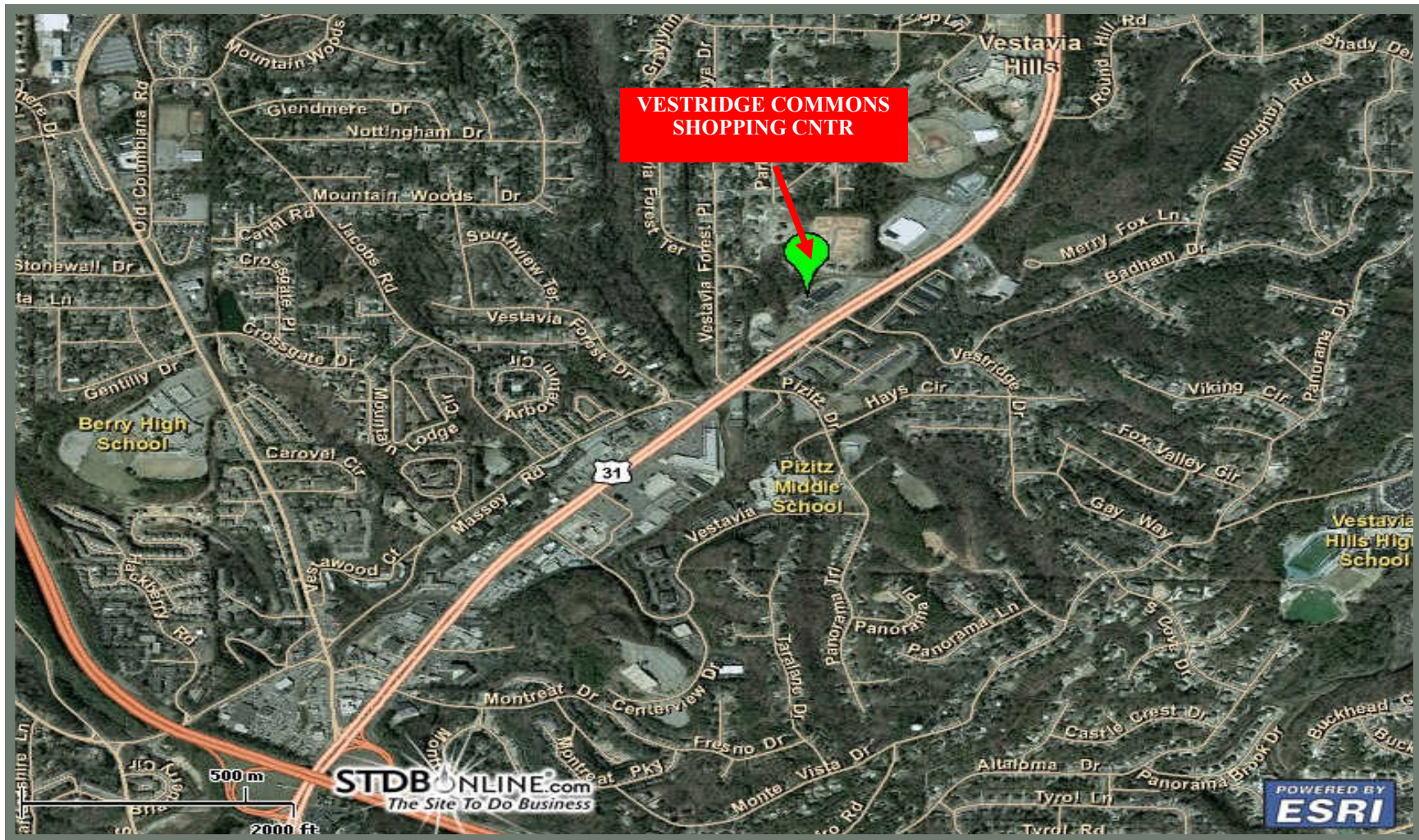
159 - General Parking Spaces

6 - Handicap Parking Spaces

165 - TOTAL PROPERTY PARKING

TENANT	SPACE	UNIT	AREA
Sol Azteca	1	128	4,200 SF
Monograms Plus	2-3	122	3,250 SF
Anytime Fitness	4	120	5,000 SF
HEAL INC	5	116	2,900 SF
Urgent Care	6	114	4,600 SF
Vestavia MRI	7	110	2,500 SF
Cartridge World	8	108	1,625 SF
Philly Connection	9	106	1,625 SF
Studio Elle Salon	10	104	1,400 SF
First Partners Bank	11	100	2,800 SF
TOTAL:			29,900 SF





<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
POPULATION:	8,176	64,460	157,208
AVG. HH INCOME:	\$92,670	\$89,145	\$85,012
NUMBER OF HOUSEHOLDS:	3,430	26,702	67,929

