



**SHANNON
WALTCHACK**

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**AVAILABLE
SUITE 105**

**AVAILABLE
SUITE 111**

WILDWOOD RETAIL FOR LEASE

WILDWOOD EXPRESS

231 STATE FARM PARKWAY | BIRMINGHAM, AL

PROPERTY SUMMARY

ADDRESS	231 State Farm Parkway Homewood, AL 35209
SIZE	10,500 SF
YEAR BUILT	2000
TENANT MIX	Godfather's Pizza Moe's Southwest Grill Swoope Hair Salon CBD MJ
AVAILABILITY	Suite 105: 1,411 SF Suite 111: 780 SF
PARKING	6.5/1000 SF
LEASE RATE	\$25.00 - 30.00 PSF NNN



Wildwood Express is located across Lakeshore Parkway from the only Walmart Supercenter/Sam's Club combo in Birmingham.



PROPERTY HIGHLIGHTS

Wildwood Express is a bustling retail strip center located in the City of Homewood, in the Birmingham MSA. This center is part of a major retail hub of Birmingham off of I-65 with a huge volume of daily and evening visitors. This section of I-65 connects downtown Birmingham to it's affluent neighborhoods: Homewood, Hoover and Vestavia Hills.

The center has six retail storefronts. The far left bay has a working drive-thru and the far right bay has covered patio seating. The surface parking lot is well-lit and more than sufficient for the retail users.

The center has three retail bays available for lease: 780 SF, 1,411 SF, and 1,518 SF

FUNDAMENTALS

TRAFFIC COUNTS

123,078 VPD I-65
57,685 VPD LAKESHORE PKWY



AVERAGE HH INCOME

1 MILE: \$108,865
3 MILE: \$110,113



POPULATION

1 MILE: 9,013
3 MILE: 71,028



DAYTIME POPULATION

1 MILE: 5,816
3 MILE: 41,595



WILDWOOD/HOMEWOOD AREA

Wildwood Express is ideally located on busy Lakeshore Parkway which serves 57,000+ cars per day, and is just off Interstate 65, which serves 120,000+ cars per day. This area has exploded with new single and multifamily communities due to the nearby Samford University campus and multiple industrial developments. Regional distribution centers for FedEx, Dollar General, Carvana, Lowe's and CVS are located just down Lakeshore Parkway.

Birmingham's latest industrial park is located down the road from this shopping center.

WILDWOOD RETAILERS ARE TOP PERFORMERS

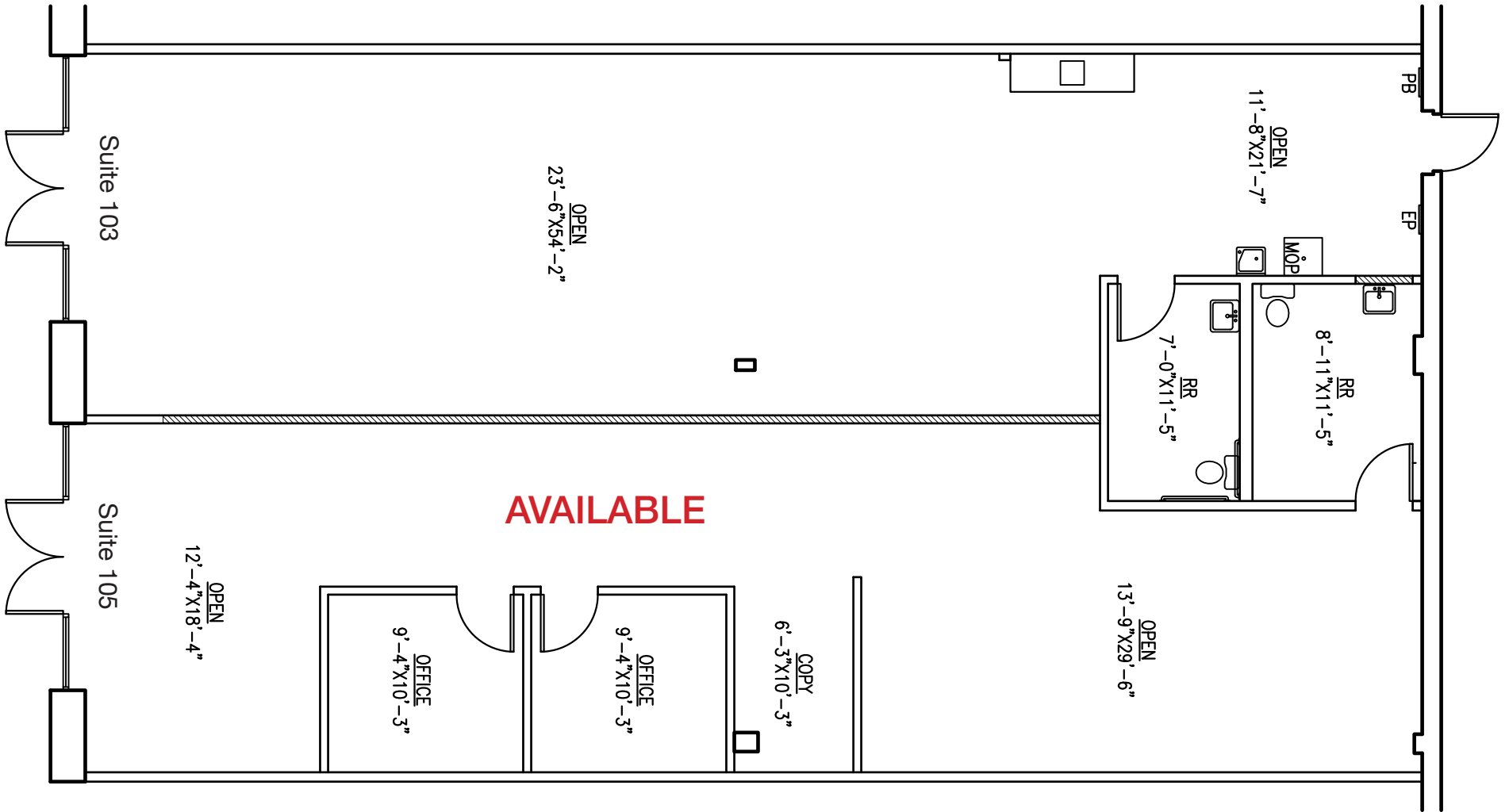
NEARBY RETAILER PERFORMANCE



	NATIONAL	STATE	15 MILE
Walmart	83%	84%	50%
Lowe's	69%	39%	57%
DOLLAR TREE	87%	95%	85%
Conn's HomePlus	97%	100%	100%
Dirt Cheap	82%	87%	100%
MILO'S	85%	85%	81%
WHATABURGER	91%	75%	100%
Chick-fil-A	85%	85%	81%
STARBUCKS COFFEE	83%	71%	78%
COOK OUT	83%	72%	100%
at&t	86%	90%	87%



SITE PLAN



AERIAL MAP

