

**FOR LEASE**

Shades Mountain Plaza

770 Shades Mountain Plaza, Hoover, AL 35226



**RED ROCK**



**1,000 - 4,000 SF Retail | Bluff Park**

**Lease Rate: Call to Discuss**

**RACHEL ROMANO**

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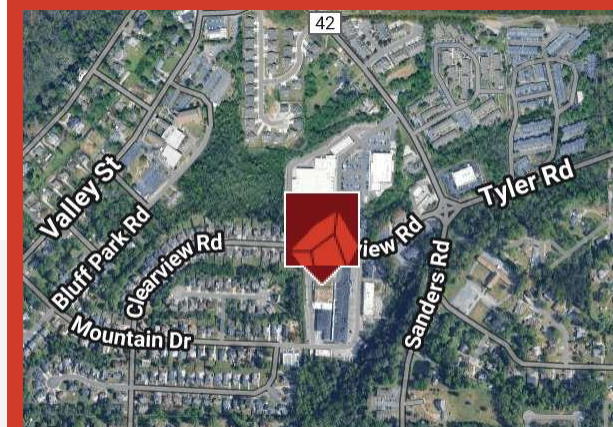
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### PROPERTY OVERVIEW

Shades Mountain Plaza in the heart of Bluff Park offers multiple available suites ranging from 1,000SF to 4,000SF. The center recently under went a full exterior renovation and interior suite upgrades will be determined based on future tenant needs. Perfect location for local restaurant, hair salon, retail, nail parlor, bakery/cafe, and other retail type businesses. Call to schedule your tour TODAY!

### PROPERTY HIGHLIGHTS

- Recently Renovated exterior
- Ample Parking
- Easy Ingress & Egress
- Second Gen Restaurant

### OFFERING SUMMARY

Lease Rate:	<b>Call to Discuss</b>
Available SF:	1,000 - 4,000 SF
Number of Units:	5
Renovated:	2024
Zoning:	C-2
Market:	Hoover
Submarket:	Bluff Park

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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 4,000 SF	Lease Rate:	Call to Discuss

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 740 - End Cap 1,000sf	Available	1,000 SF	NNN	Call to Discuss	-
742 - Inline 1,300sf	Available	1,300 SF	NNN	Call to Discuss	-
744 - Inline 1,700sf	Available	1,700 SF	NNN	Call to Discuss	-
748 - Restaurant 4,000sf	Available	4,000 SF	NNN	Call to Discuss	-
758 - Inline 2,600sf	Available	2,600 SF	NNN	Call to Discuss	-

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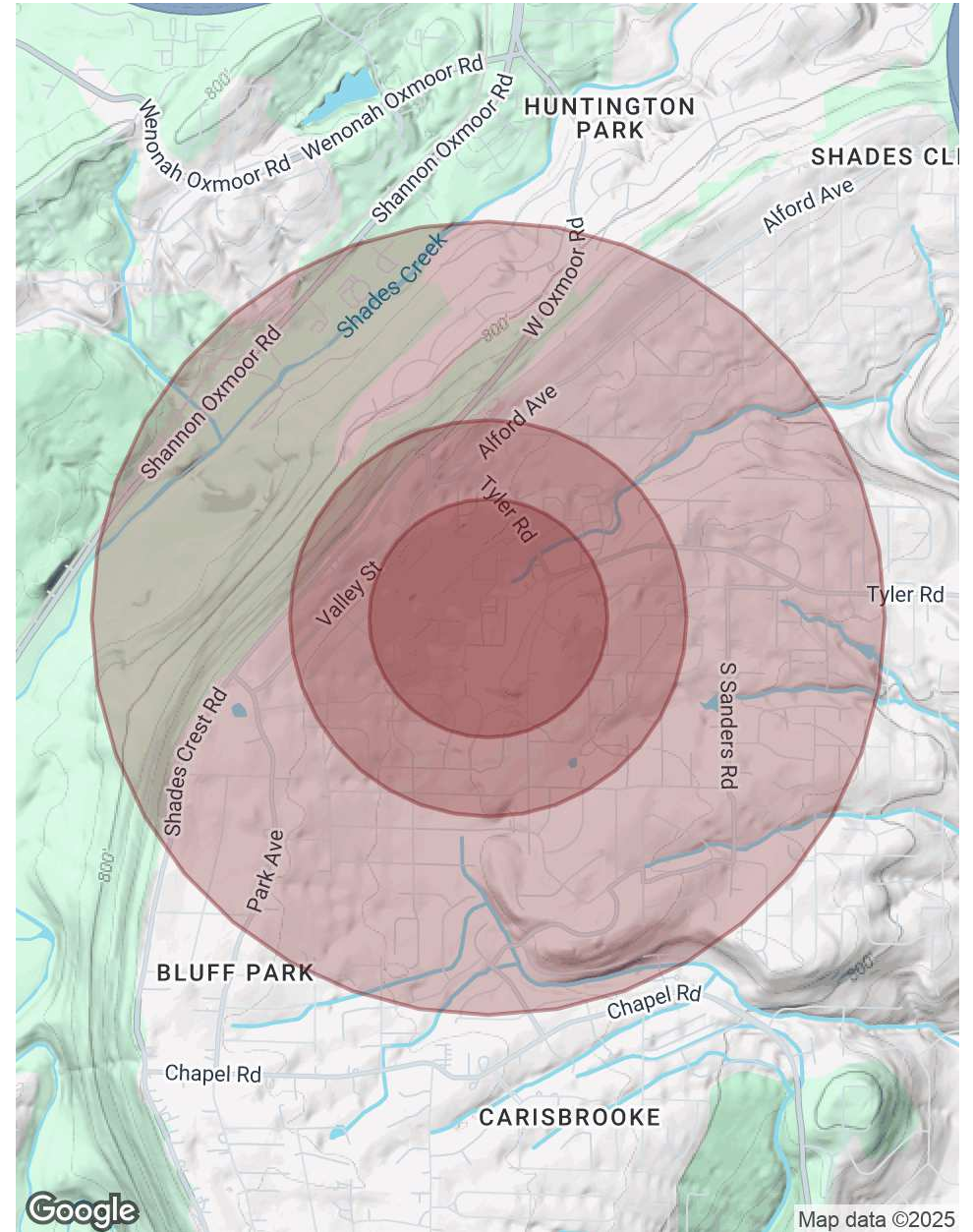
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	488	2,067	6,187
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	40	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	188	812	2,389
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$136,502	\$127,688	\$134,825
Average House Value	\$351,649	\$357,304	\$386,884

*Demographics data derived from AlphaMap*



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