

FOR LEASE

LEEDS VILLAGE

8525 Whitfield Avenue | Leeds, AL 35094



AVAILABILITY - RATE: \$23.50/SF (NNN)

SUITE 115	1,750 SF
SUITE 125	1,680 SF
SUITE 129	1,400 SF

PROPERTY DETAILS

- Walmart Supercenter shadow-anchored strip center
- Located in Leeds, Alabama, a suburb of Birmingham approximately 10 minutes east via Interstate 20
- Prime location directly off U.S. Highway 411, situated along the primary retail corridor serving the Leeds and Moody area



CASEY HOWARD

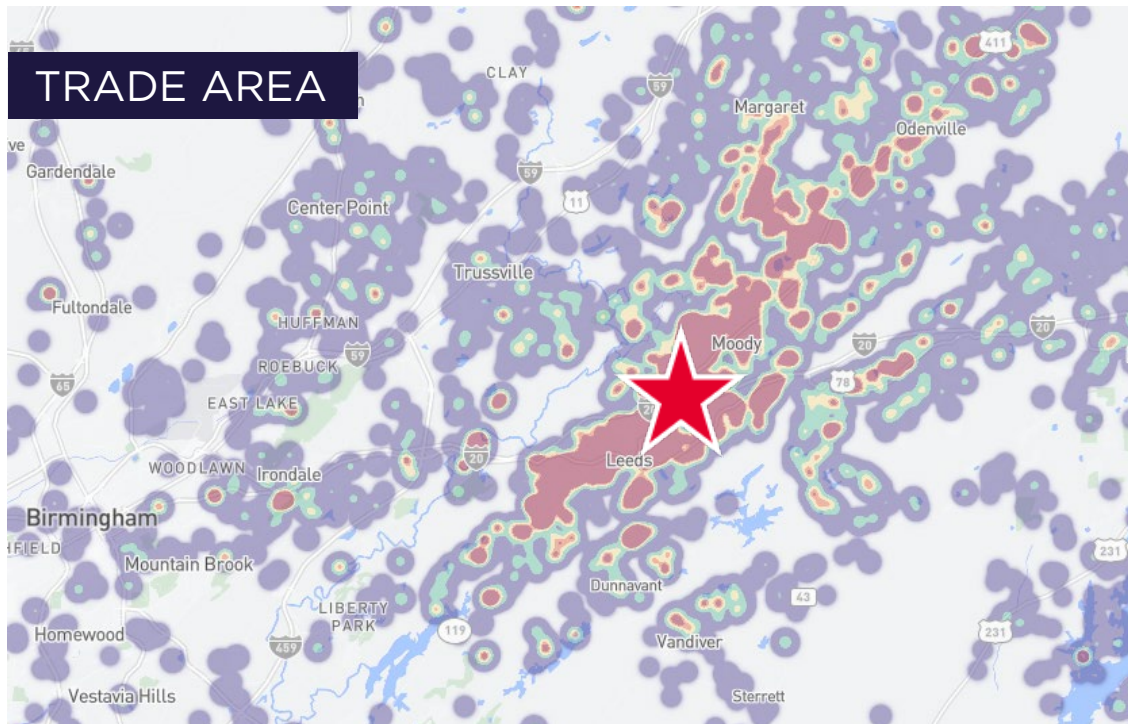
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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	3,648	15,456	29,401
DAYTIME POPULATION	3,967	15,464	25,854
AVG HH INCOME	\$93,314	\$89,221	\$99,994
# OF HOUSEHOLDS	1,562	6,449	11,776

12 MONTH DEMOGRAPHICS WITHIN 1,000 FEET

VISITS	2.2M
VISITORS	267.8K
VISIT FREQUENCY	8.15 TIMES
AVG DWELL TIME	28 MINUTES
TRAFFIC COUNTS	21,099 AADT ON ASHVILLE RD

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