

Trace Crossings Shopping Center

Hoover, AL 35244

Property Info:

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

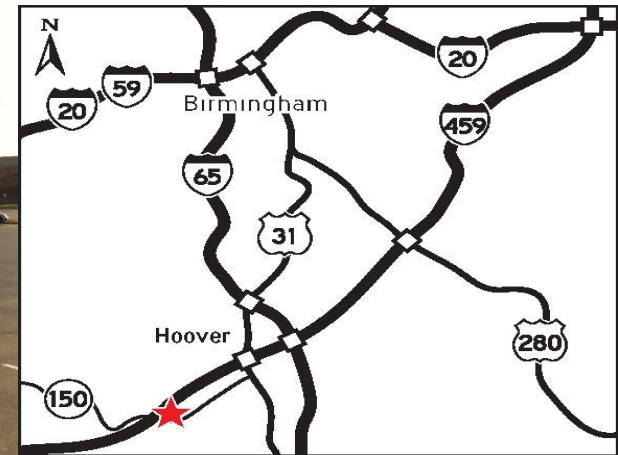
Property Highlights: Located directly across the street from Hoover High school (2,400 students) and Trace Crossings Elementary (approx. 900 Students).

Space Available: 3,600 SF Available 9-1-25
(Currently Occupied by Fitness 4 U)

Base Rate: Call For Pricing
NNN Estimated @ \$6.02 psf

Anchor: Publix Super Market

Shop Tenants: Hoover Shipping, Great Clips, Asian Cuisine, H & R Block, Nail Spa J. Dawson's Salon, Palm Beach Tan, Pet Spa, & Veterinary Orthopedic & Vision Center



www.engelrealty.com

Dan Anderson
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3,600 sf (Former Fitness 4U)



<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
POPULATION:	4,994	30,950	99,625
AVG. HH INCOME:	\$158,858	\$137,440	\$109,209
NUMBER OF HOUSEHOLDS:	1,769	11,137	37,154

**3,600 sf — Formally Fitness 4U
Suite 113**




Trace Crossings


2543 John Hawkins Parkway,
Hoover, Alabama
34244

321 Total Property Parking
310 General Parking Spaces
11 Handicap Parking Spaces

STE	TENANT	SF
100	Publix	51,420
101/105	Hoover Shipping	2,400
103	Veterinary Orthopedic & Vision Center	4,746
109	Great Clips	1,200
113	AVAILABLE	3,600
125	European Wax Center	1,200
129/133	Palm Beach Tan	2,390
141	Umi Sushi	2,400
145	Happy Hounds Pet Spa	1,200
149	H&R Block Eastern	1,200
153	Smarter Nails Spa	2,400
TOTALS		74,156

Publix
FOOD & PHARMACY

Trace  Crossings

 VETERINARY ORTHOPEDIC & VISION CENTER

Great Clips

SALON

SMARTER NAIL SPA

M BEACH TAN

Fitness 4U

TRACE CROSSINGS SHOPPING CENTER

