

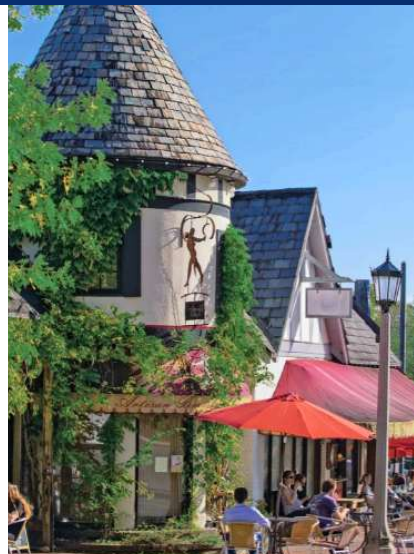
# CAHABA VILLAGE

BIRMINGHAM, AL





A MIXED-USE DESTINATION SITUATED IN THE MOST AFFLUENT COMMUNITY IN ALABAMA



WITH EXCELLENT VISIBILITY  
CAHABA VILLAGE SEES MORE THAN  
**100,000 VEHICLES EACH DAY**

22 LUXURY CONDOS ABOVE RETAIL



ENTRANCE & EXIT

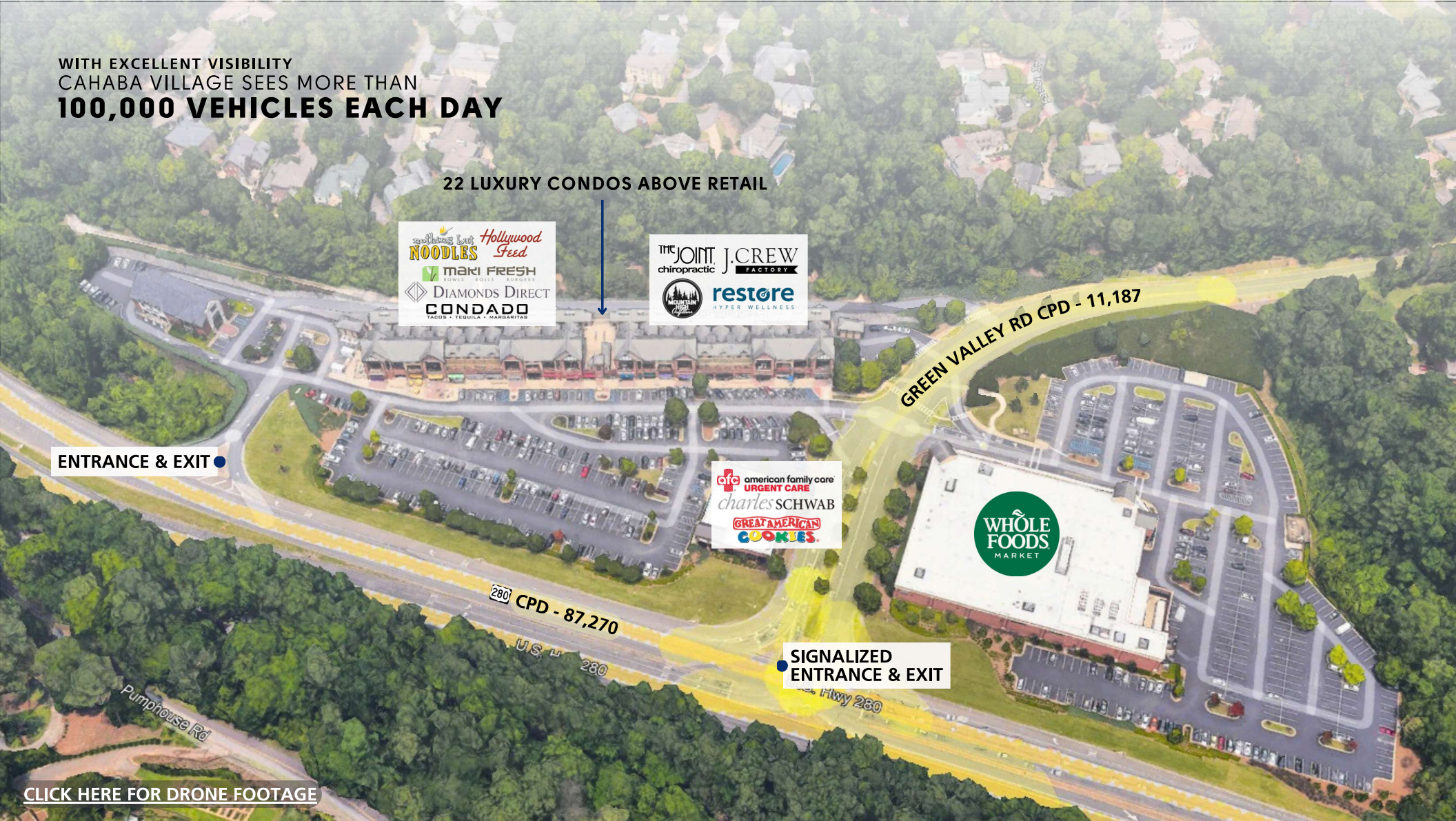


GREEN VALLEY RD CPD - 11,187

280 CPD - 87,270

SIGNALIZED  
ENTRANCE & EXIT

[CLICK HERE FOR DRONE FOOTAGE](#)



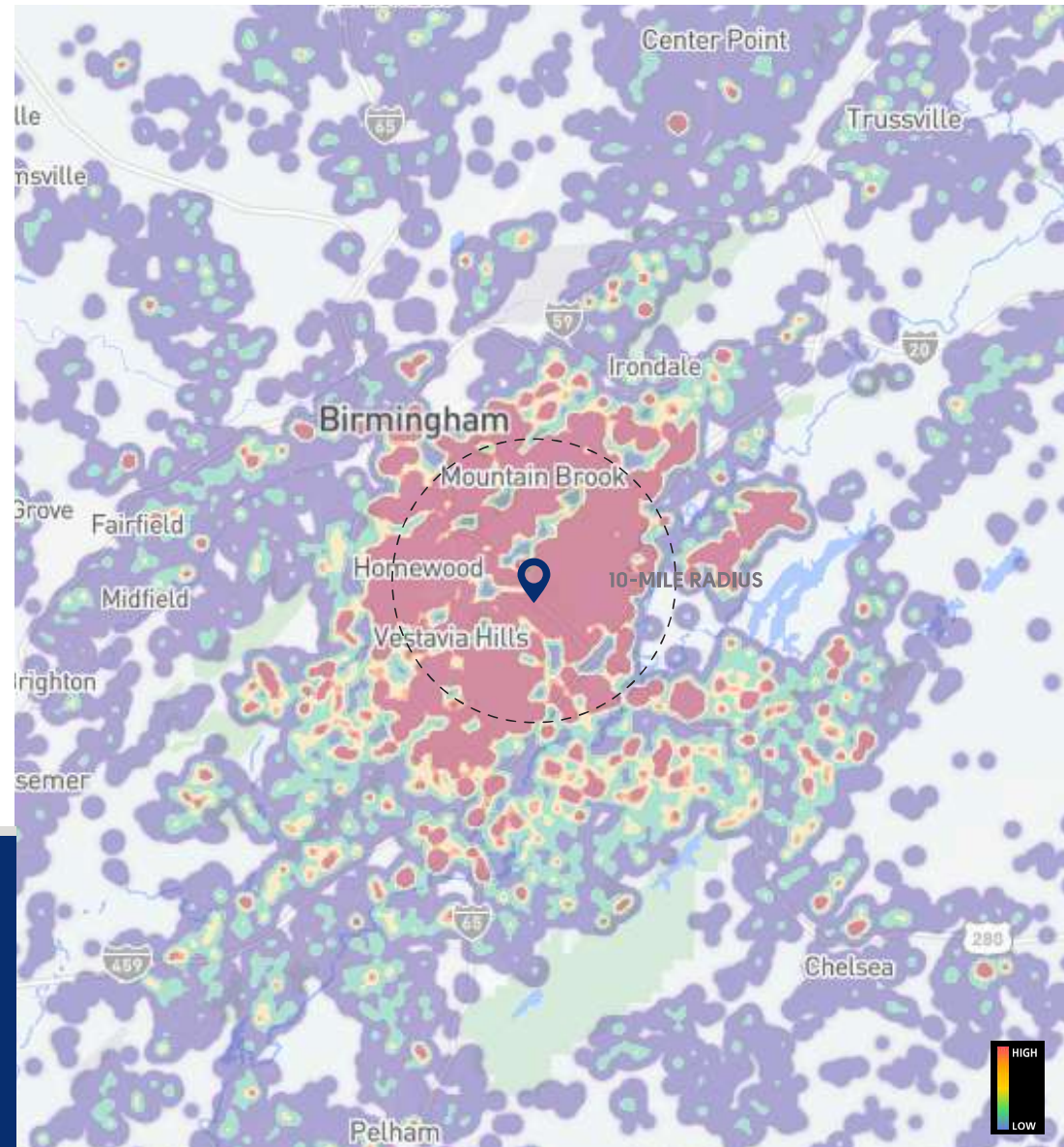
# TRAFFIC DATA

Annual Visits	<b>1.6M</b>
YOY Visit Increase	<b>11%</b>
Annual Avg. Visit Frequency	<b>4.2</b>
Avg. Dwell Time	<b>27 MINS</b>

## TRUE TRADE AREA DEMOGRAPHICS

Population	<b>253,691</b>	Average HHI	<b>\$177,000</b>
Daytime Population	<b>375,731</b>	HHI \$150K-\$200K	<b>10%</b>
Households	<b>108,863</b>	HHI \$200K+	<b>18%</b>
Family Households	<b>59,817</b>	College Degree+	<b>82%</b>
Millennials	<b>24%</b>		
Gen X	<b>18%</b>		
Baby Boomers	<b>20%</b>		

WITHIN A 5 MILE RADIUS OF CAHABA VILLAGE  
**MORE THAN 2,200 HOUSEHOLDS**  
EARN \$500K OR MORE IN ANNUAL HHI



# CORE CUSTOMER INSIGHTS

## SPENDING PATTERNS

Household Income \$500K+	3%	+	ABOVE U.S. AVERAGE
Avg. Discretionary Income	\$81,590	+	
Discretionary Income \$125K+	17%	+	

## PSYCHOGRAPHICS

Ultra Wealthy Families The nation's wealthiest families.	31%
Young Professionals Well-educated young professionals starting their careers in white-collar or technical jobs.	24%
Young Urban Singles Singles starting their career in trade and service jobs.	13%



OUR CORE CUSTOMERS ARE IDENTIFIED AS THE MOST AFFLUENT HOUSEHOLDS IN THE NATION ACCORDING TO PLACER.AI





## PROVEN PERFORMANCE & EXCLUSIVITY

Cahaba Village is home to top performing and exclusive brands, averaging \$1,429 PSF in annual center sales.

The **only** Diamonds Direct in the state.

The **only** Condado Tacos in the market and **one of two** in the state.

Nothing But Noodles is **one of four** in the state.

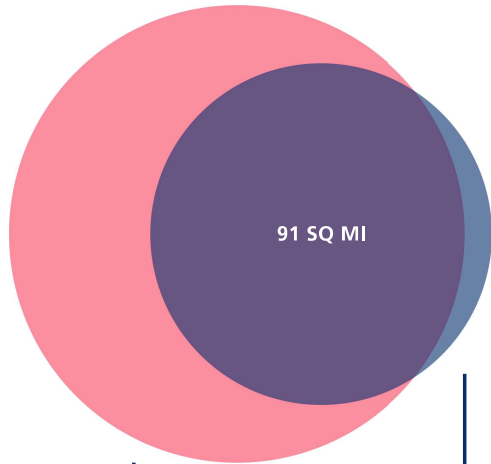
WHOLE FOODS  
**#1 OF 2 IN STATE**  
BASED ON VISITS

DIAMONDS DIRECT  
**#2 OF 16 IN U.S.**  
BASED ON SALES

# TRADE AREA OVERLAP

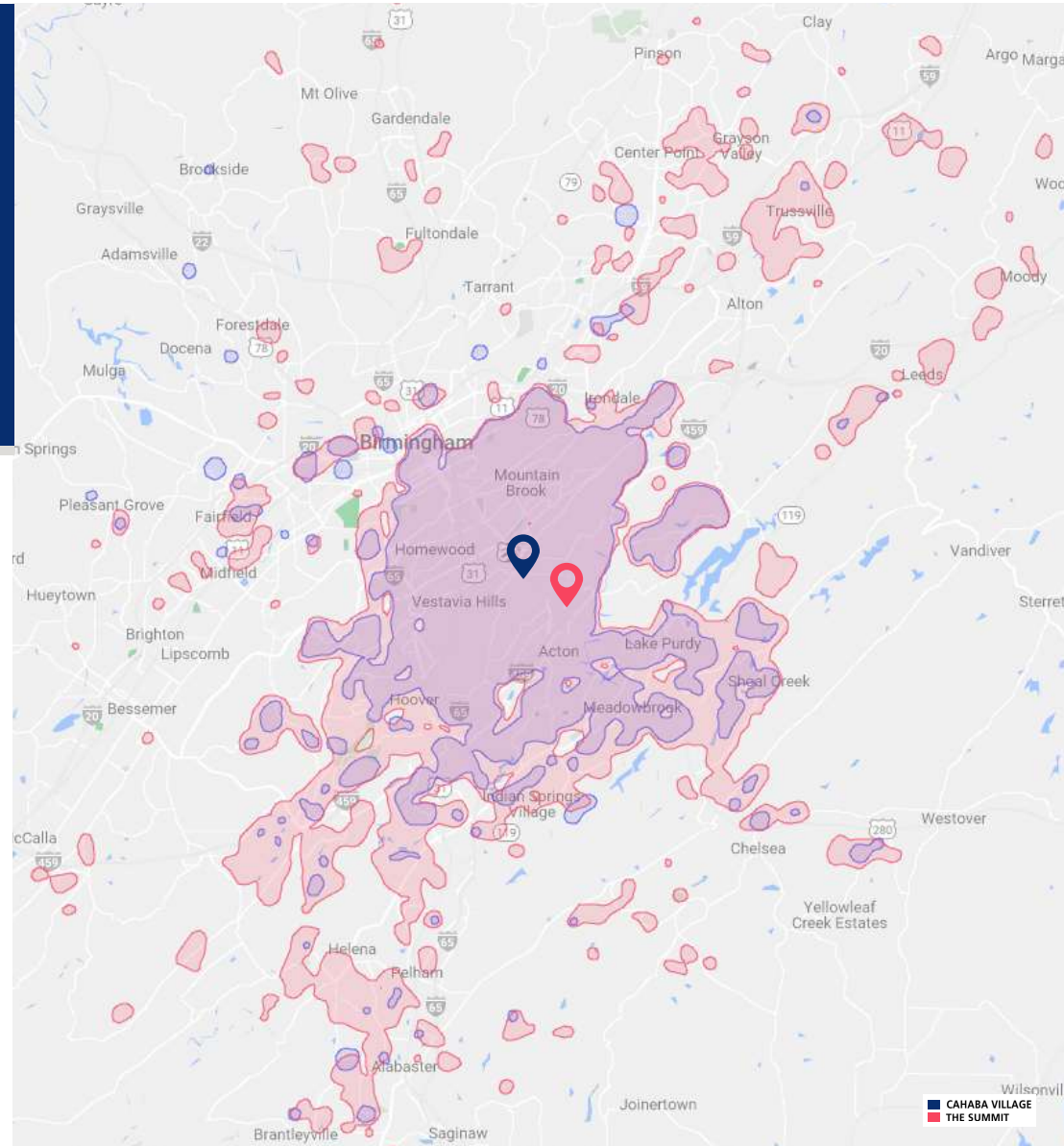
CAHABA VILLAGE + THE SUMMIT

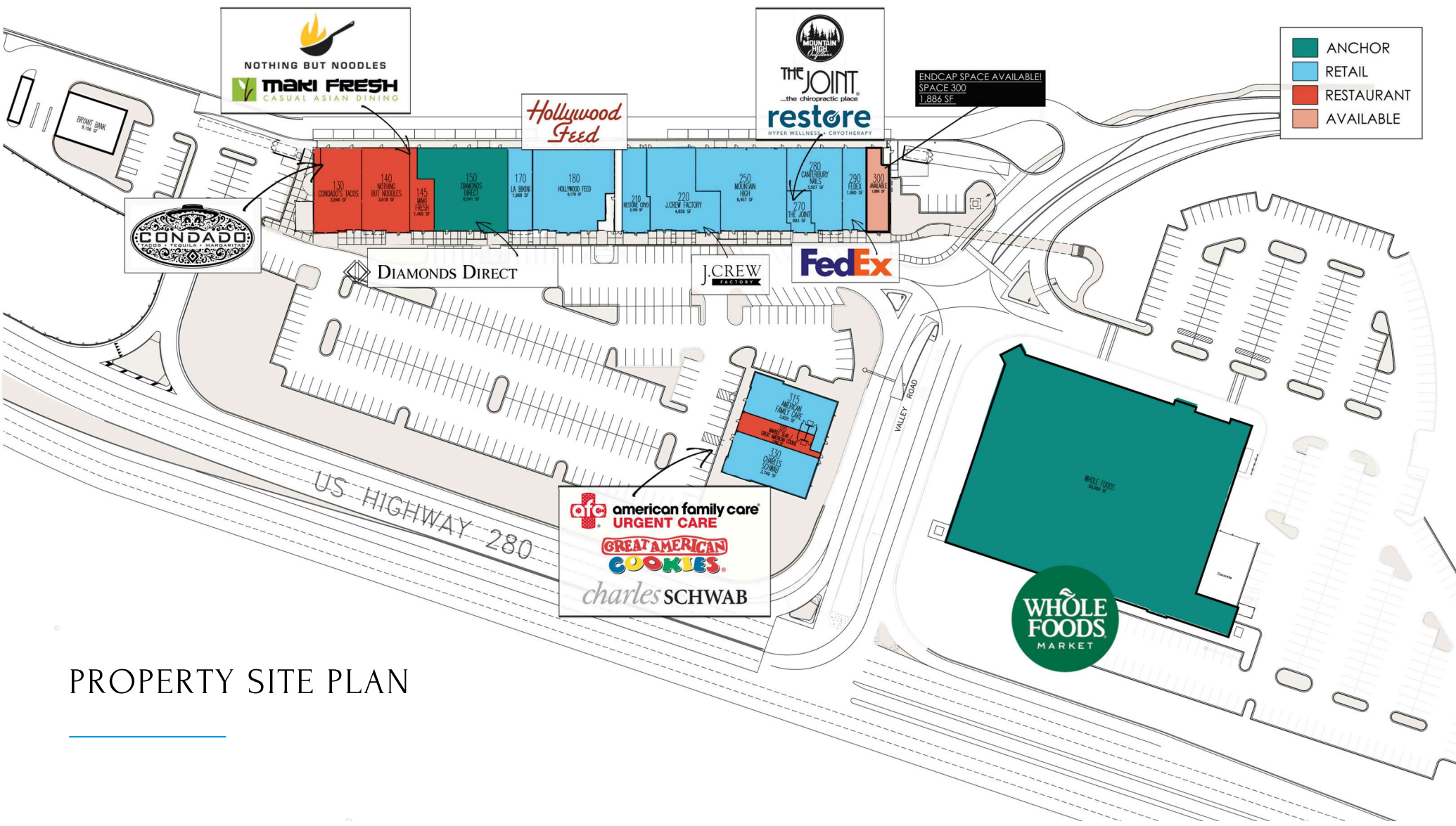
Nearly 50% of The Summit's trade area overlaps with Cahaba Village's trade area.



**THE SUMMIT**  
TOTAL TRADE AREA: 192 SQ MI  
OVERLAPPING AREA: 47.5%

**CAHABA VILLAGE**  
TOTAL TRADE AREA: 94 SQ MI  
OVERLAPPING AREA: 96.5%





- ANCHOR
- RETAIL
- RESTAURANT
- AVAILABLE

PROPERTY SITE PLAN

**NATIONAL LEASING**

JAKE DATNOFF

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**CAHABA VILLAGE**



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