



retail specialists

Your Retail Real Estate Experts

West County Marketplace

2004 Veterans Memorial Drive Birmingham, AL 35214



FOR LEASE

Property Highlights

- AVAILABLE: Suites ranging from 1,400 SF-17,500 SF
- Join national tenants Anytime Fitness, Dollar Tree, Ollie's Bargain Hunt, Citi Trends, and others
- Signalized intersection with easy access from Forestdale Road
- Call for more information and pricing



SQ FT
1,400-17,500



TRAFFIC
27,500 VPD



ACCESS
Highway

Demographics

3 mile

5 mile

7 mile

Population	18,581	45,528	120,371
Households	7,234	17,667	47,345
Daytime Pop	15,426	42,177	126,957
Med HH Income	\$53,612	\$46,442	\$40,746

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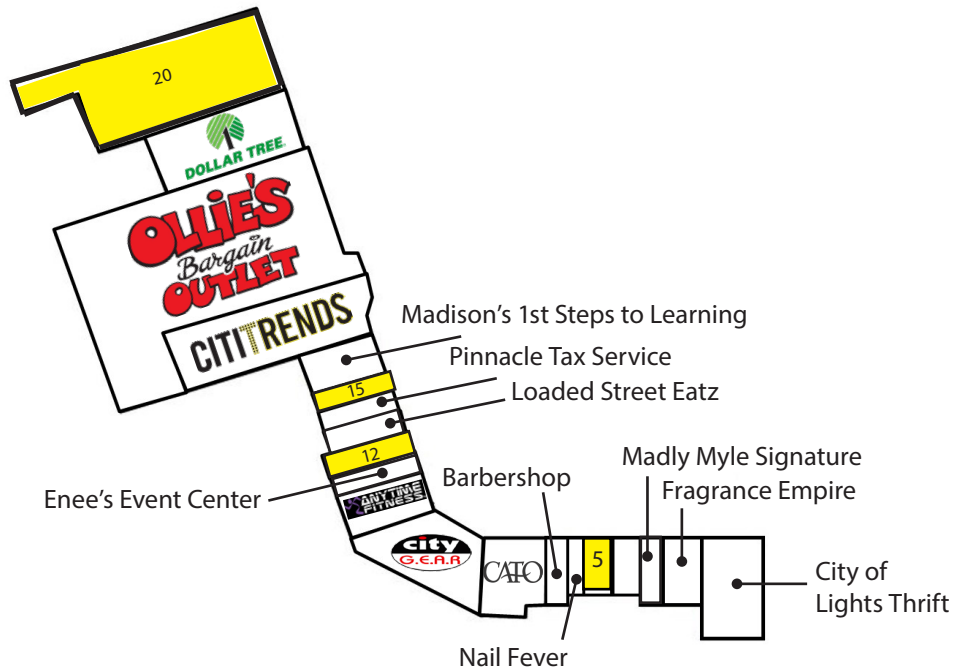


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Site Plan



SUITE	TENANT NAME	SPACE SIZE
1	City of Lights Thrift Store	8,700 SF
2	Fragrance Empire	2,100 SF
3	MadlyMyleSignatureSalon	1,400 SF
4	City of Lights Thrift Store	1,400 SF
5	AVAILABLE	1,500 SF
6	Nail Fever	900 SF
7	Barbershop	1,400 SF
8	Cato	4,400 SF
9	City Gear	6,273 SF
10	Anytime Fitness	3,600 SF

	TENANT NAME	SPACE SIZE
11	Enee's Event Center	2,000 SF
12	AVAILABLE	1,600 SF
13	Loaded Street Eatz	1,400 SF
14	Pinnacle Tax Service	1,400 SF
15	AVAILABLE	1,400 SF
16	Madison's 1st Steps	2,800 SF
17	Citi Trends	12,304 SF
18	Ollie's Bargain Outlet	33,477 SF
19	Dollar Tree	10 039 SF
20	AVAILABLE	17,500 SF

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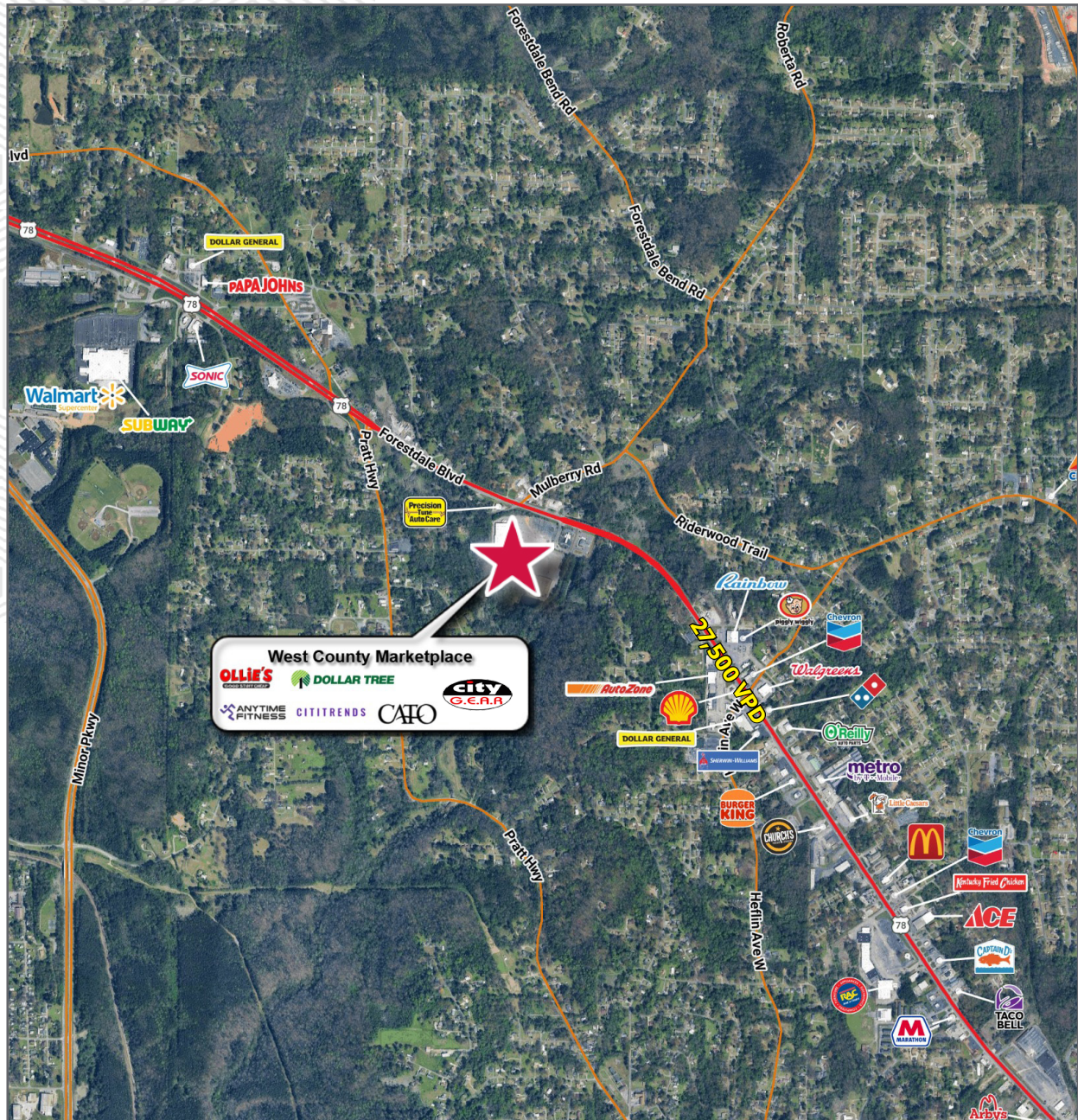


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Market Aerial



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