

SUBLEASE AVAILABLE

Former Whole Foods Market

3780 Riverchase Village, Hoover, AL 35244



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	Call for Rate
Available SF:	50,057 SF
Building Size:	50,057 SF

PROPERTY DETAILS

- Anchor space sublease available in Riverchase Village, one of Birmingham's prestigious retail power centers
- Former Whole Foods Market grocery store
- Located in the densely populated corridor of Hoover, AL, at the southeast corner of U.S. 31 and Lorna Road
- Less than 5 minutes from the Riverchase Galleria; one of the region's largest shopping destinations
- Riverchase area serves 2.5 million SF of office space
- Dense residential area - with 121,923 homes within 5 miles
- Surrounding co-tenants include Best Buy, PetSmart, Walgreens, Newk's Café, Panda Express and more
- Ample parking

TYLER BRADFORD, CCIM

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KEITH SHAMBLIN

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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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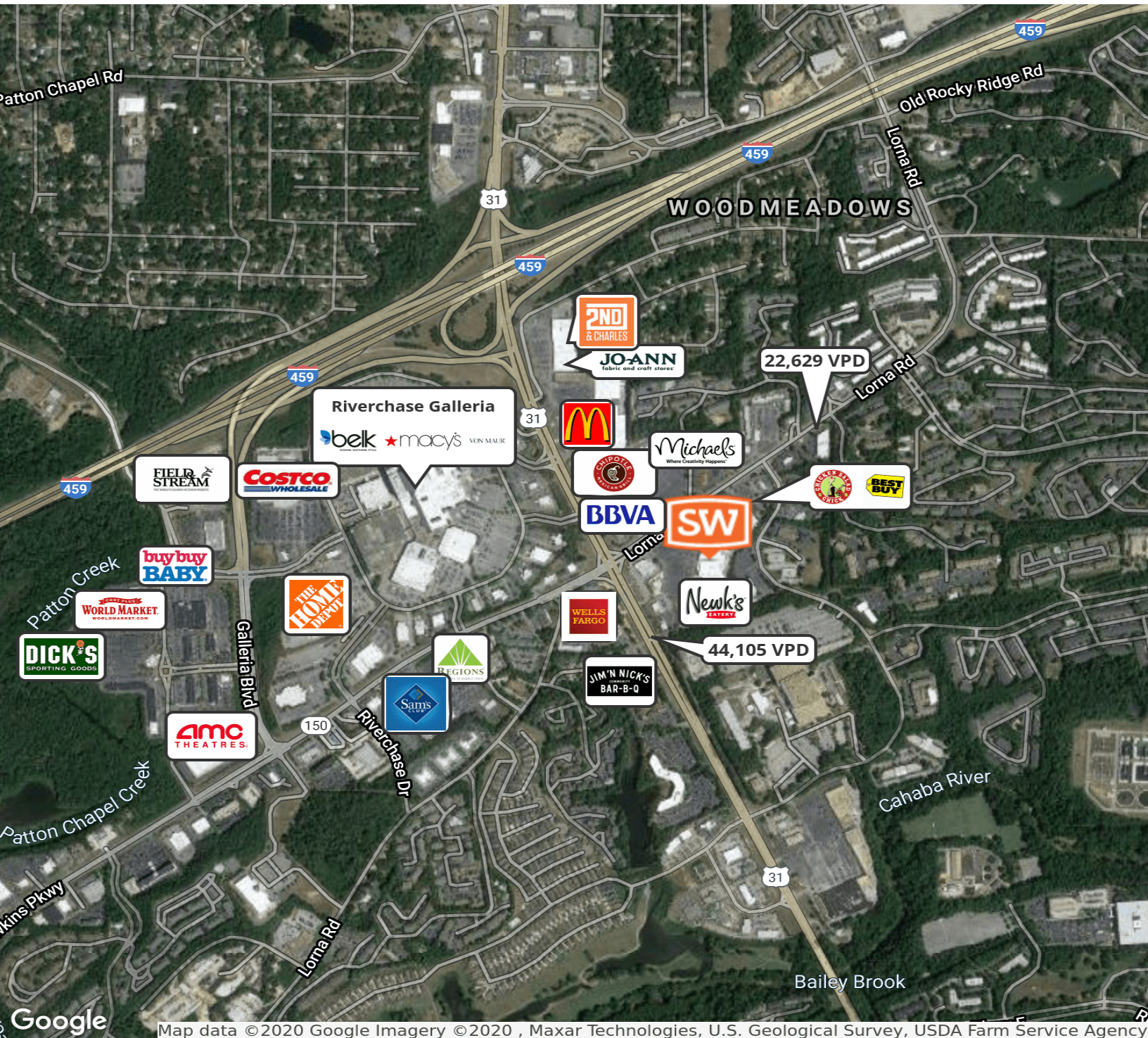
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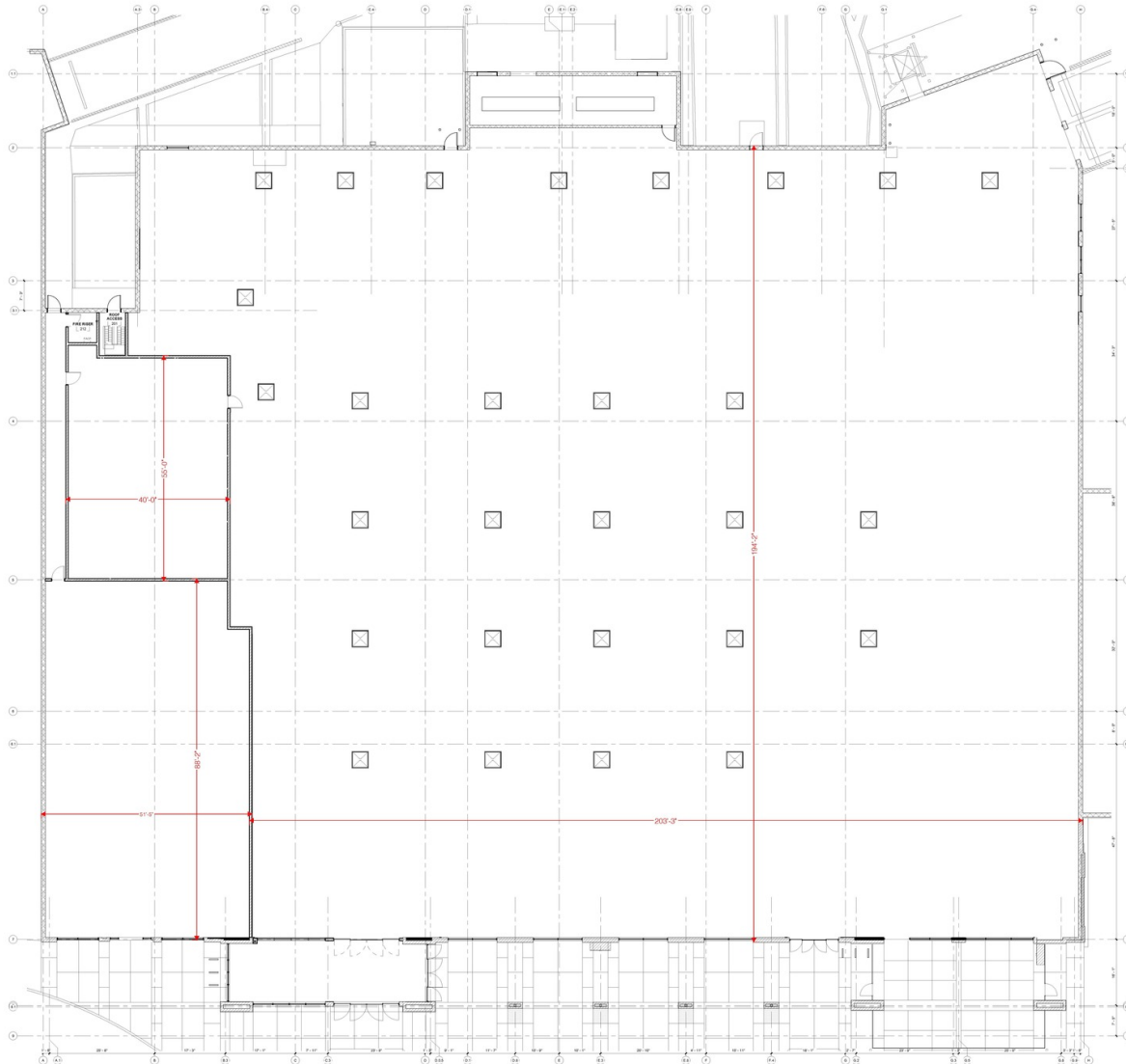
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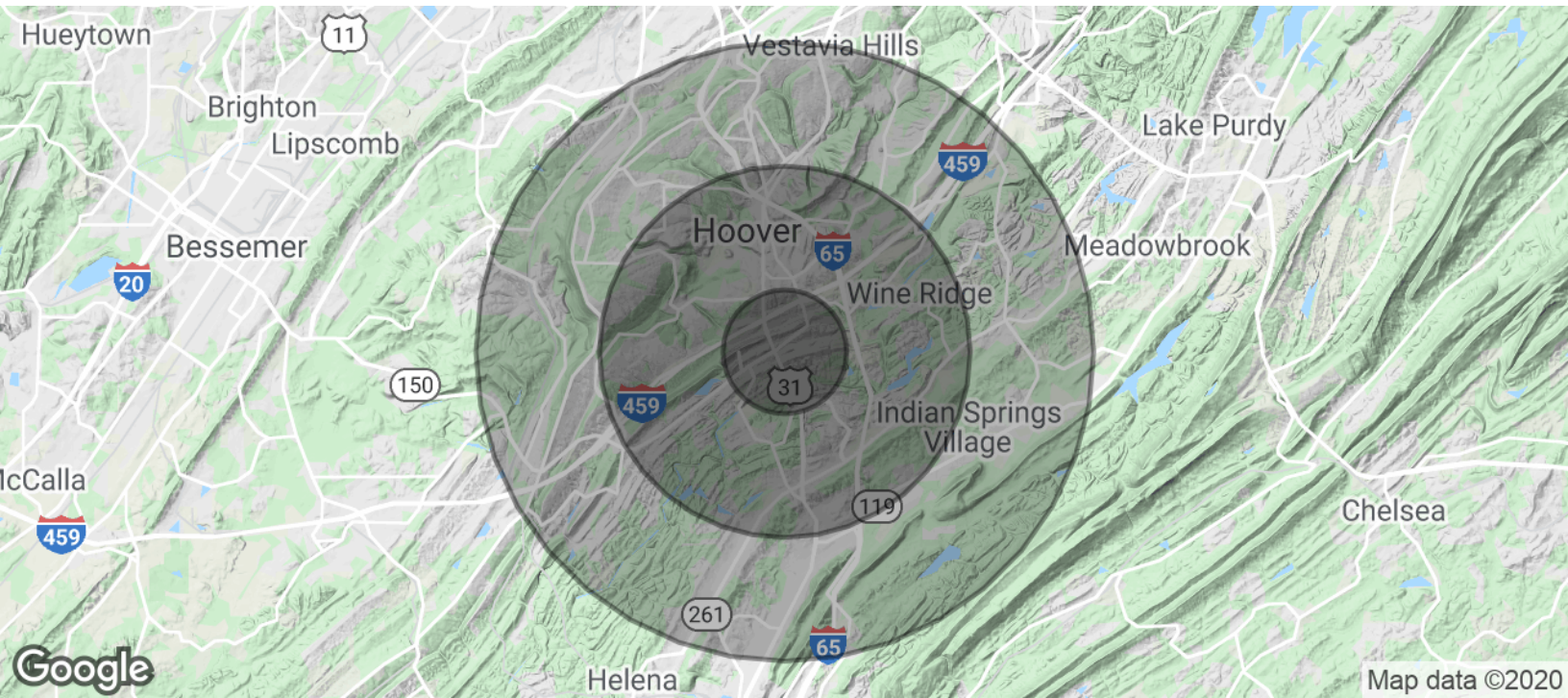
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,658	55,811	122,027
Average age	29.8	36.3	37.0
Average age (Male)	27.8	34.9	35.8
Average age (Female)	31.1	37.9	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,585	23,175	49,439
# of persons per HH	2.3	2.4	2.5
Average HH income	\$51,500	\$78,190	\$88,783
Average house value	\$178,795	\$283,009	\$307,502

* Demographic data derived from 2010 US Census

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