

HOMEWOOD COMMONS

Outparcel Opportunity



Offering Summary:

- Outparcel Lot 1C
 - Size of +/- 0.81 AC
 - Parcel ID
23-00-23-3-001-001.019
- Asking Price - \$700,000
- Price / Ft (Land) - \$19.38psf



CRAWFORD SQUARE
REAL ESTATE ADVISORS

HOMEWOOD COMMONS

Outparcel Opportunity



Crawford Square is pleased to offer for sale an +/- 0.81 acre outparcel opportunity located at the Homewood Commons community center within the thriving community of Homewood, AL. This outparcel offering is strategically located on the soft corner of the Homewood Commons center, at a signalized intersection with direct access to Interstate 65.



CRAWFORD SQUARE
REAL ESTATE ADVISORS

HOMEWOOD COMMONS

Property Highlights



Property Highlights:

- +/- 0.81 AC located in Homewood Commons just off I-65 in the strong Birmingham suburb of Homewood
- Excellent visibility, and benefits from a signalized intersection of Wildwood Parkway and two entrances from State Farm Parkway
- Regional location drawing traffic from Homewood, Mountain Brook, Vestavia Hills and Hoover
- Dominant high traffic retail corridor with tenants including Walmart, Sam's Club and Lowe's
- Major employment drivers including Wells Fargo Op Center and State Farm's Regional Headquarters
- Strong demand drivers, including close proximity to Samford University, two high schools and several luxury apartment communities within the vicinity



CRAWFORD SQUARE
REAL ESTATE ADVISORS

HOMewood COMMONS

Outparcel Opportunity



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	28,772	76,534	199,151
Total Population	68,160	183,689	487,147
Average HHI	\$66,924	\$67,218	\$69,309



CRAWFORD SQUARE
REAL ESTATE ADVISORS

HOMewood COMMONS

Outparcel Opportunity



TRAFFIC COUNTS

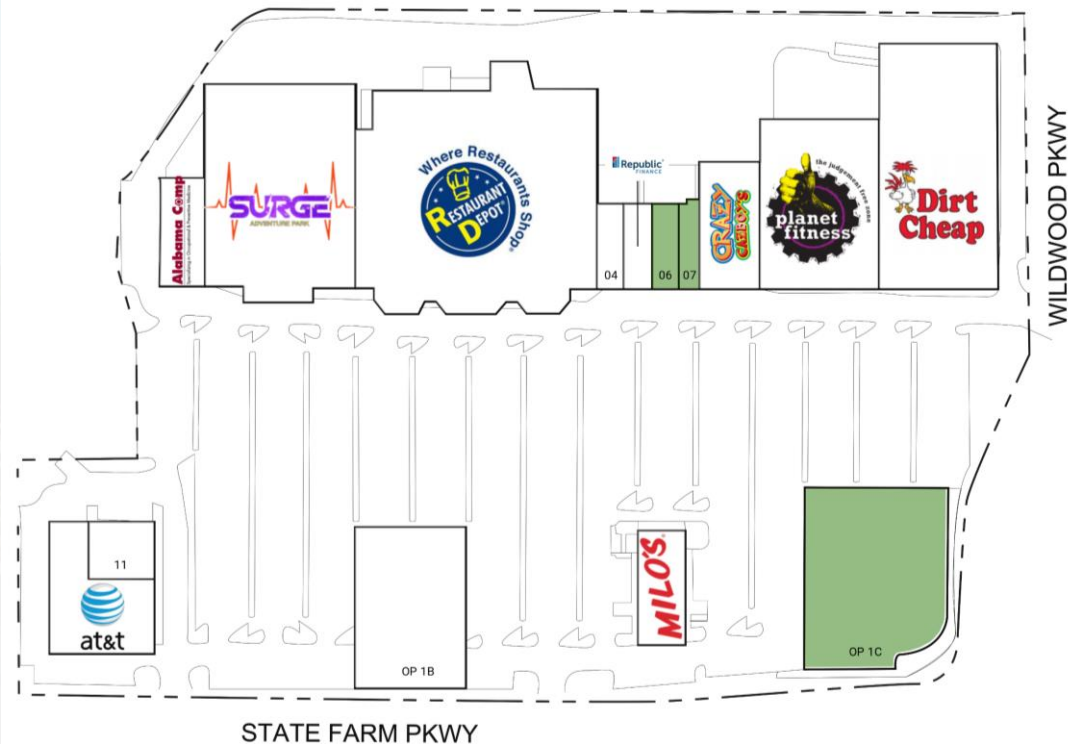
Interstate 65	*+/- 120,000 VPD
Lakeshore Drive	*+/- 34,000 VPD



CRAWFORD SQUARE
REAL ESTATE ADVISORS

HOMEWOOD COMMONS

Tenant Roster

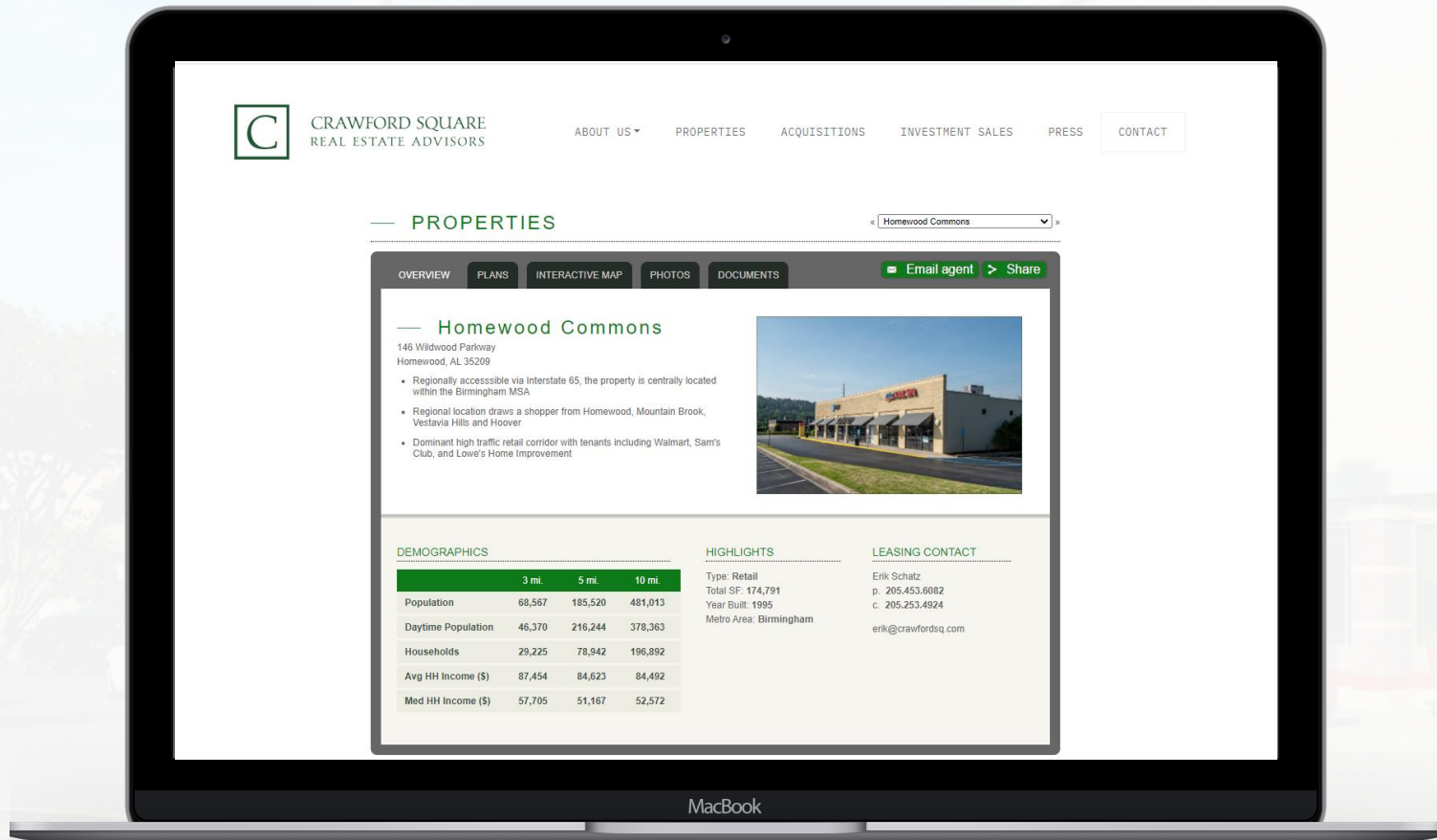


ATM Wells Fargo ATM

OP	Milo's	6,000 SF
OP 1B	Terry Ho	22,216 SF
OP 1C	AVAILABLE	35,284 SF
TWR	T-Mobile South	
01	Alabama Comp	5,000 SF
02	Surge Trampoline	30,000 SF
03	Restaurant Depot	52,091 SF
04	Dennis Uniform	3,200 SF
05	Republic Finance	2,000 SF
06	AVAILABLE	2,000 SF
07	AVAILABLE	2,000 SF
08	Crazy Cazboy's Birmingham	10,000 SF
09	Planet Fitness	20,000 SF
10	Dirt Cheap	30,000 SF
11	Nails for You	2,500 SF
12	AT&T	10,000 SF

HOMewood COMMONS

Outparcel Opportunity



CRAWFORD SQUARE
REAL ESTATE ADVISORS

HOMewood COMMONS

Outparcel Opportunity



INQUIRIES

KYLE FESSLER
VICE PRESIDENT INVESTMENT SALES
O: 205.994.7743 | M: 865.686.2819

2700 2ND AVENUE SOUTH | SUITE 200
BIRMINGHAM, AL 35223

WWW.CRAWFORDSQ.COM



CRAWFORD SQUARE
REAL ESTATE ADVISORS