



CAHABA VILLAGE

BIRMINGHAM | ALABAMA



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



CAHABA VILLAGE SEES NEARLY 100K VEHICLES EACH DAY AND PROVIDES DIRECT ACCESS TO HIGHWAY 280 WITH EASE.

22 LUXURY RESIDENTIAL APARTMENTS ABOVE RETAIL



GREEN VALLEY RD CPD - 8,458

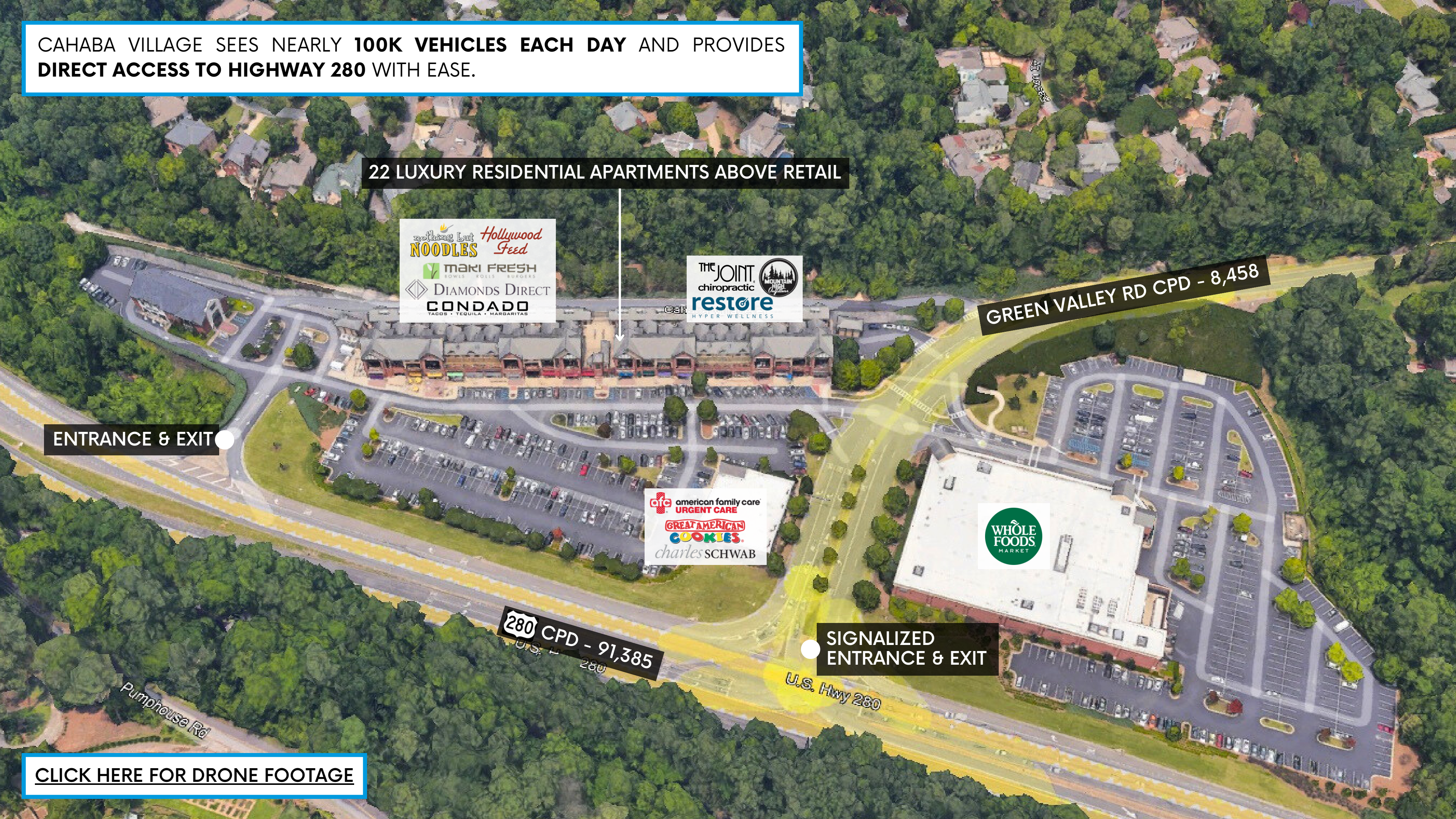
ENTRANCE & EXIT



280 CPD - 91,385

SIGNALIZED ENTRANCE & EXIT

[CLICK HERE FOR DRONE FOOTAGE](#)



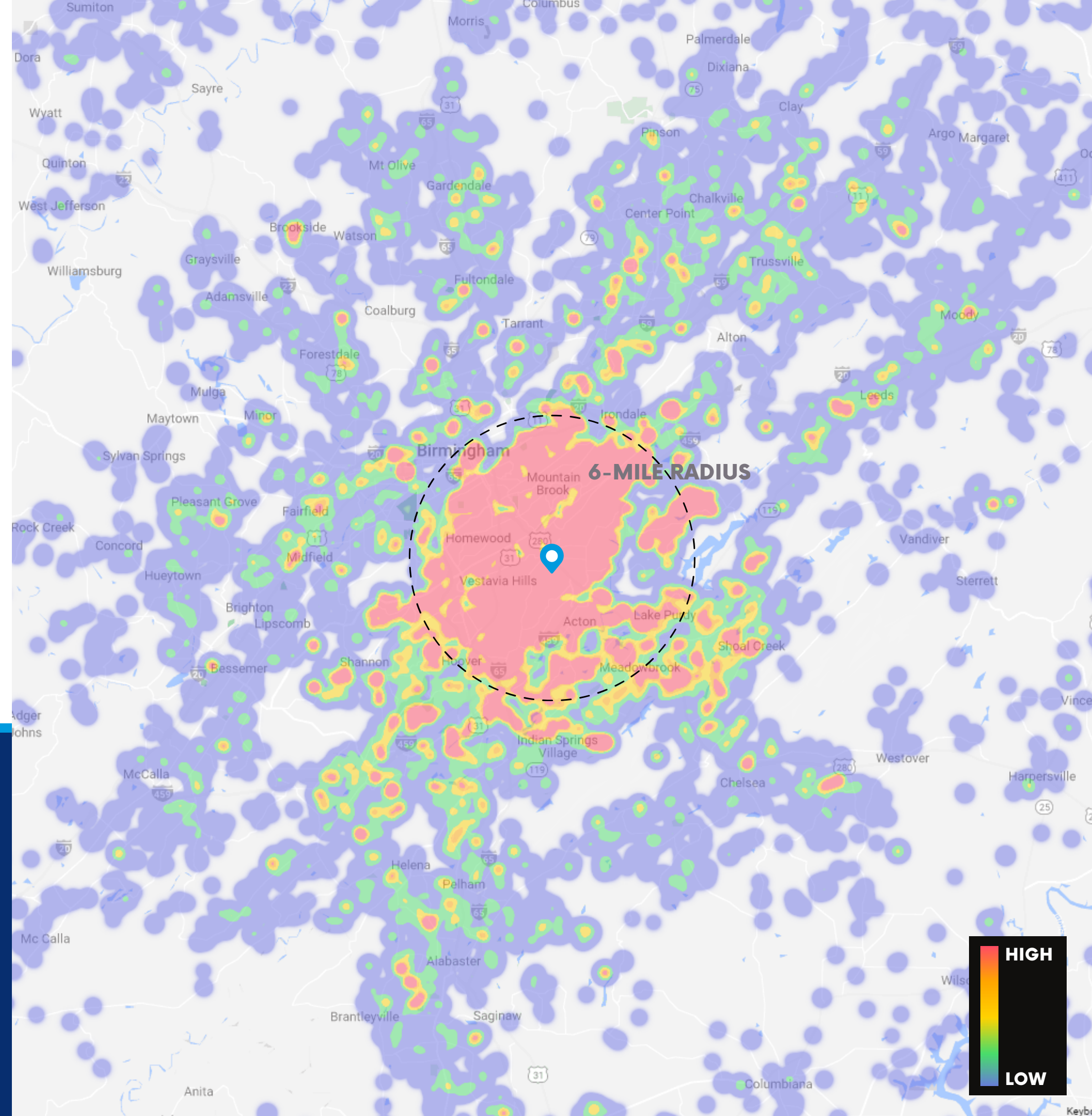
TRAFFIC DATA

Annual Number of Visits **1.2M**
Annual Avg. Visit Frequency **3.1**
Avg. Dwell Time **44 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population **268,790**
Daytime Population **468,119**
Households **107,452**
Family Households **63,132**
Average HHI **\$132,000**
College Degree+ **80%**

10,750+ HOUSEHOLDS
WITHIN 5 MILES OF CAHABA VILLAGE
EARN \$200,000 OR HIGHER





OUR CORE CUSTOMER

DATA BASED ON 40% OF TRADE AREA

SPENDING PATTERNS

Avg. Household Income	\$141,923	+	ABOVE U.S. AVERAGE
Household Income \$500+	2.5%	+	
Avg. Discretionary Income	\$71,061	+	
Discretionary Income \$150K+	8.9%	+ 3.5X	

PSYCHOGRAPHICS

POWER ELITE

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

42.4%

SINGLES & STARTERS

Young singles starting out and some starter families living a city lifestyle.

22.6%

BOOMING WITH CONFIDENCE

Prosperous, established couples in their peak earning years living in suburban homes.

9.5%



OUR CORE CUSTOMERS ARE IDENTIFIED AS THE MOST AFFLUENT PSYCHOGRAPHIC SEGMENTS IN 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-** SECOND LOCATION AT FELLOW CENTENNIAL MANAGED CENTER IN HUNTSVILLE.

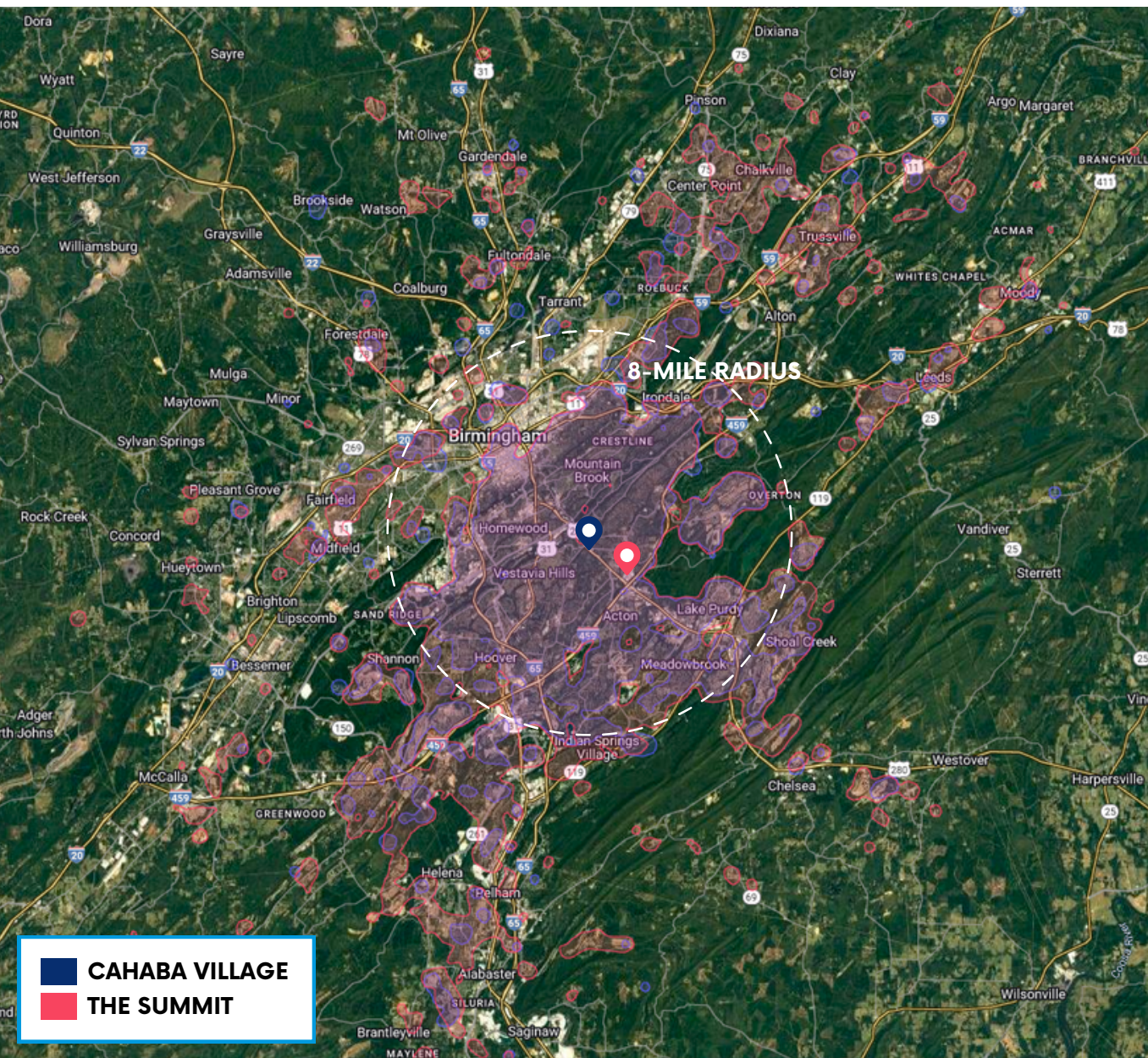
NOTHING BUT NOODLES IS **ONE OF THREE** IN THE STATE.

WHOLE FOODS
#1 OF 2 IN STATE
BASED ON VISITS

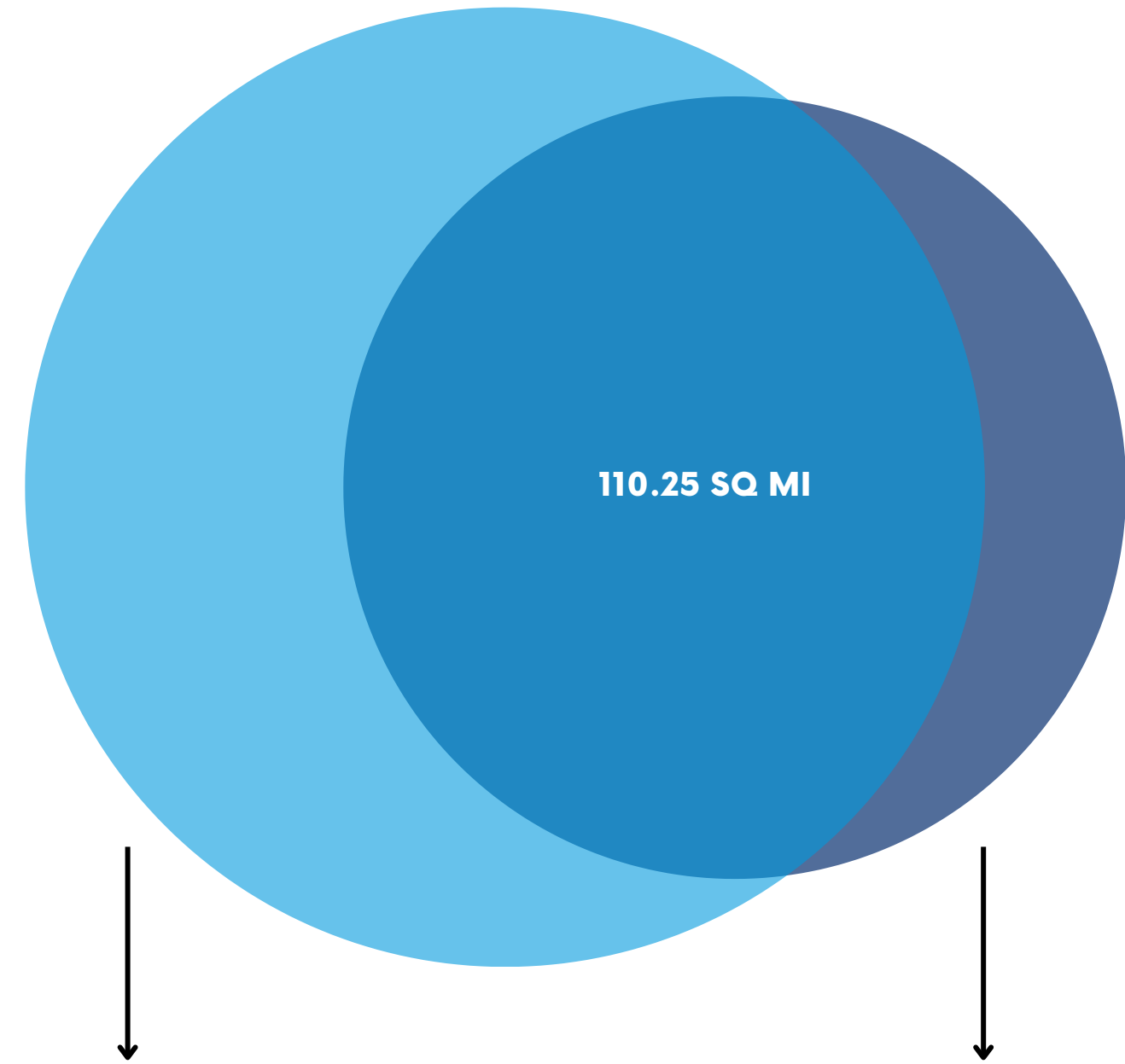
DIAMONDS DIRECT
#2 OF 16 IN U.S.
BASED ON SALES

CAHABA VILLAGE + THE SUMMIT

50% OF THE SUMMIT'S TRADE AREA OVERLAPS WITH CAHABA VILLAGE'S TRADE AREA



TRADE AREA OVERLAP



THE SUMMIT
TOTAL TRADE AREA: 220.14 SQ MI
OVERLAPPING AREA: 50%

CAHABA VILLAGE
TOTAL TRADE AREA: 119.69 SQ MI
OVERLAPPING AREA: 92%

NATIONAL LEASING

DEEDEE SHASHY

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CAHABA VILLAGE

