



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 CONVENIENTLY PROVIDES DIRECT ACCESS TO HIGHWAY 280.

22 LUXURY CONDOS ABOVE RETAIL



GREEN VALLEY RD CPD - 8,129

ENTRANCE & EXIT



280 CPD - 91,071

SIGNALIZED ENTRANCE & EXIT

U.S. Hwy 280

Pumphouse Rd

[CLICK HERE FOR DRONE FOOTAGE](#)

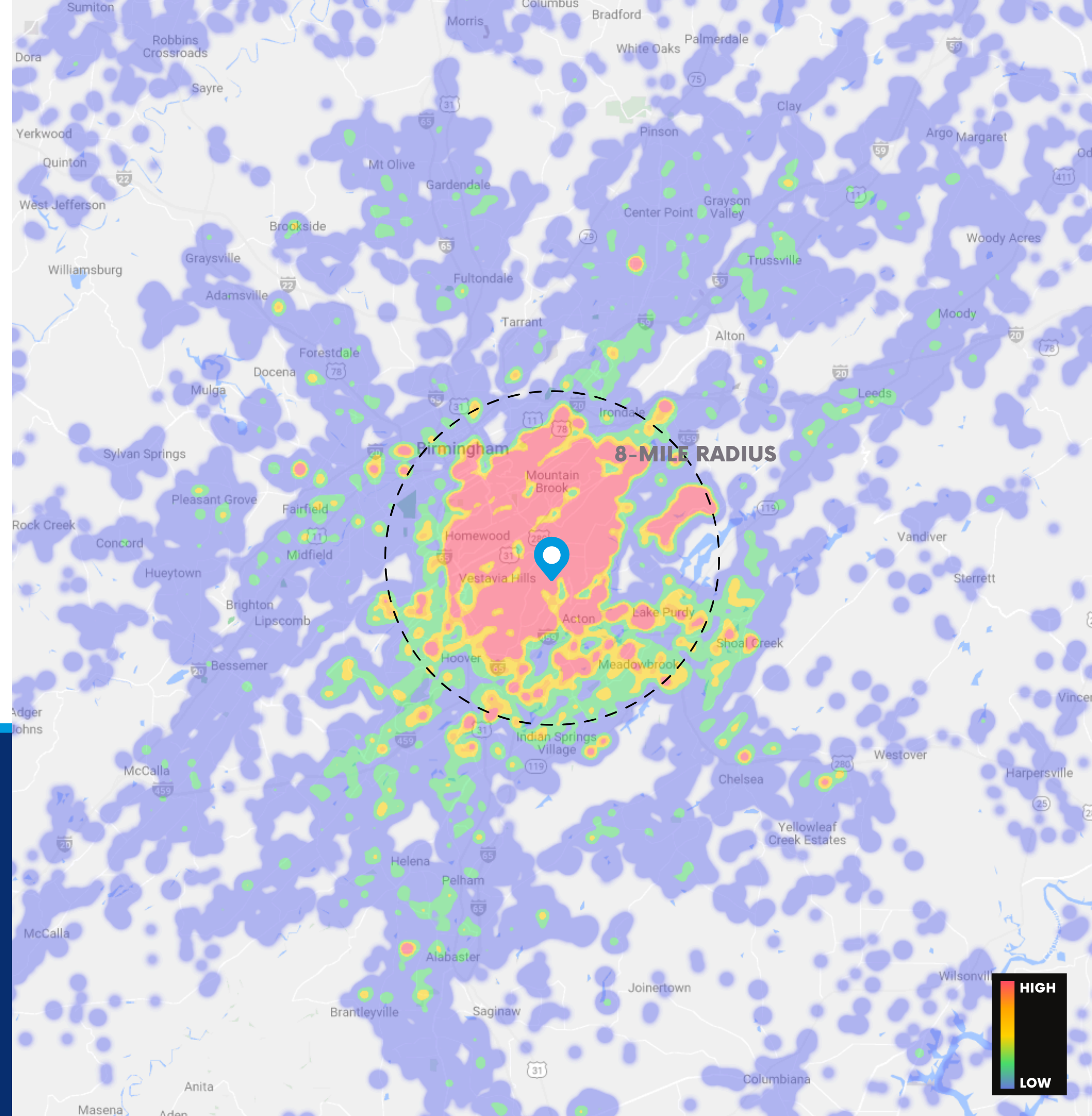
TRAFFIC DATA

Annual Number of Visits **1.4M**
Annual Avg. Visit Frequency **3.87**
Avg. Dwell Time **30 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population **242,952**
Daytime Population **361,332**
Households **102,159**
Family Households **58,417**
Average HHI **\$165,000**
College Degree+ **84%**

14,000+ HOUSEHOLDS
WITHIN 5 MILES OF CAHABA VILLAGE
EARN \$200,000 OR HIGHER





CORE CUSTOMER INSIGHTS

DEMOGRAPHICS & PSYCHOGRAPHICS

SPENDING PATTERNS

ABOVE U.S. AVERAGE

Household Income \$500+	3%	+
Avg. Discretionary Income	\$77,075	+
Discretionary Income \$150K+	11%	+

PSYCHOGRAPHICS

Power Elite **45%**
 The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

Singles & Starters **16%**
 Young singles starting out and some starter families living a city lifestyle.

 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.**

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

WHOLE FOODS

#1 OF 2 IN STATE

BASED ON VISITS

DIAMONDS DIRECT

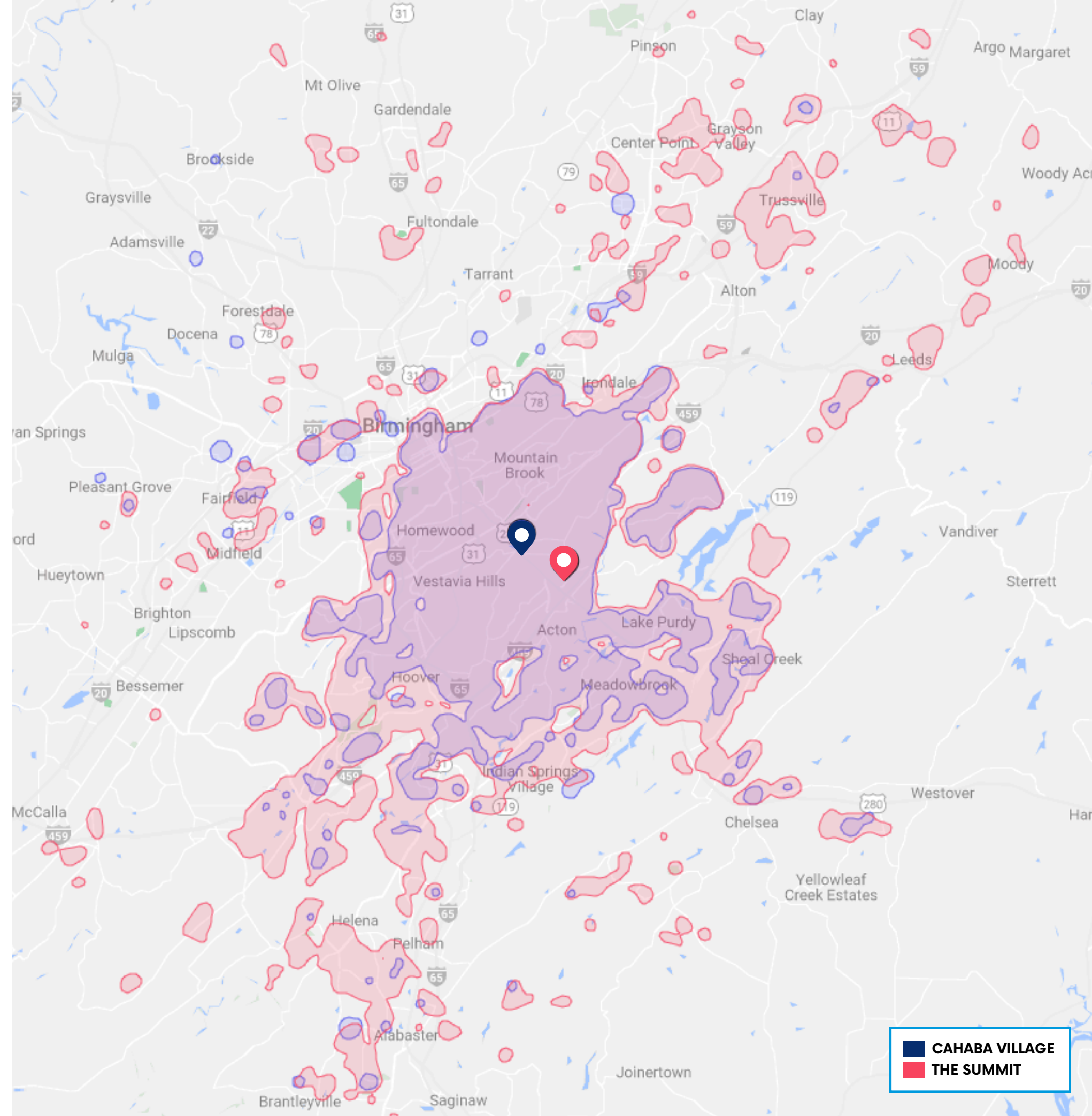
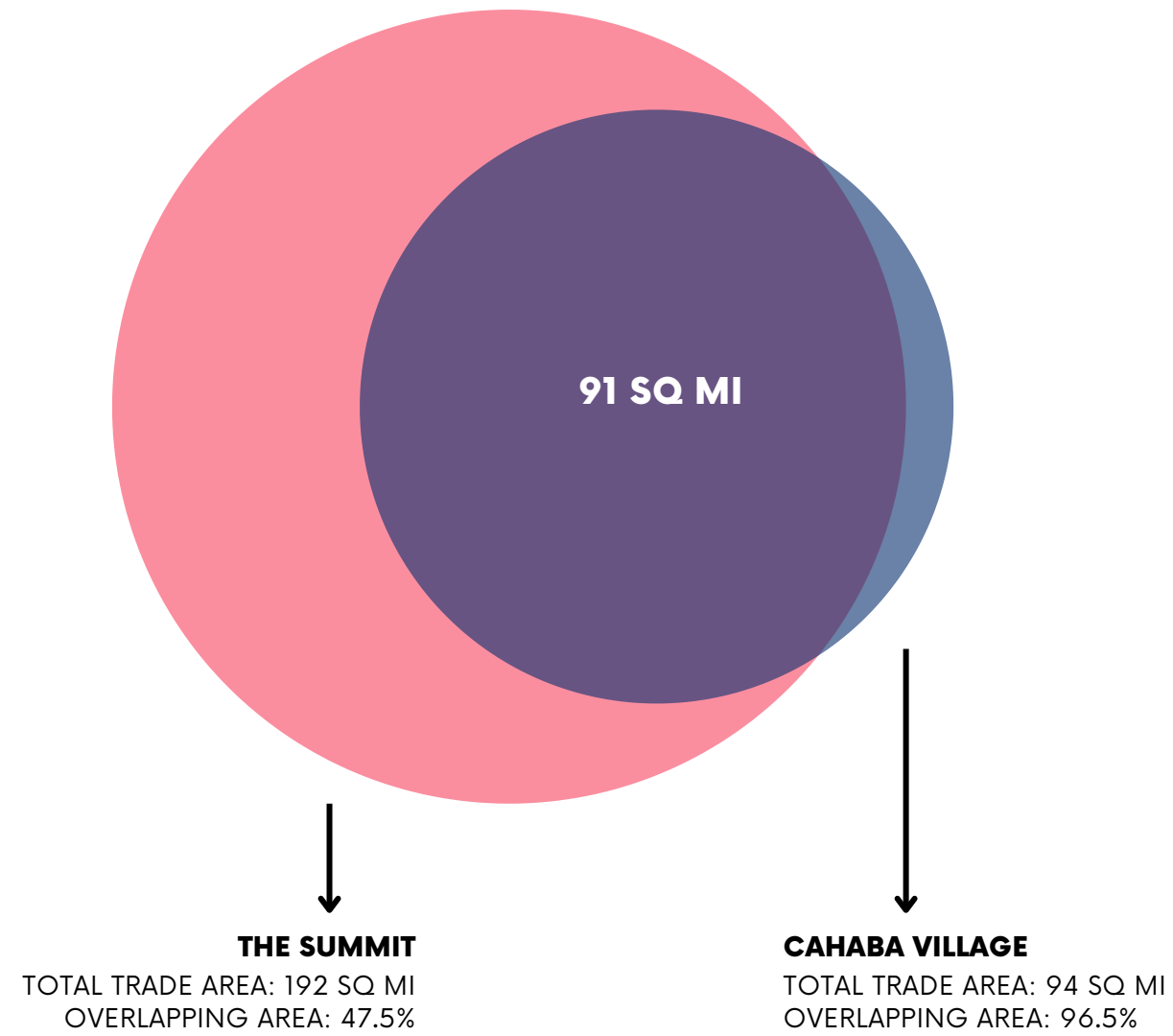
#2 OF 16 IN U.S.

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.



NATIONAL LEASING

DEEDEE SHASHY

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CAHABA VILLAGE

