

CAHABA VILLAGE

BIRMINGHAM, AL





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



WITH EXCELLENT VISIBILITY
CAHABA VILLAGE SEES MORE THAN
100,000 VEHICLES EACH DAY

22 LUXURY CONDOS ABOVE RETAIL



Hollywood Feed



DIAMONDS DIRECT



TACOS • TEQUILA • MARGARITAS



J.CREW FACTORY



restore HYPER WELLNESS

ENTRANCE & EXIT ●



charles SCHWAB



GREEN VALLEY RD CPD - 9,695



280 CPD - 91,071

● SIGNALIZED
ENTRANCE & EXIT

[CLICK HERE FOR DRONE FOOTAGE](#)

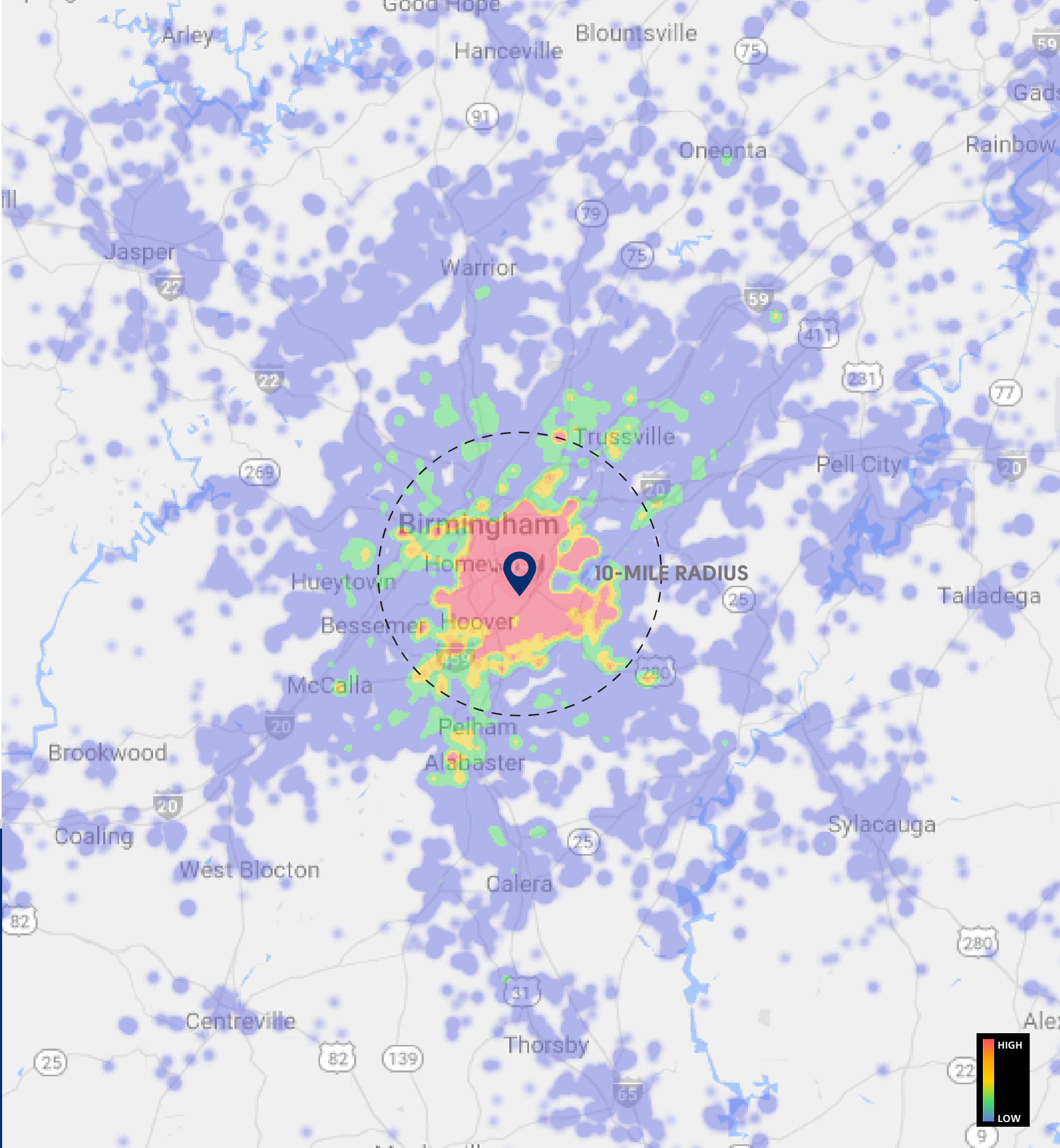
TRAFFIC DATA

Annual Visits	1.5M
YOY Visit Increase	6%
Annual Avg. Visit Frequency	3.9
Avg. Dwell Time	29 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	241,914	Average HHI	\$176,000
Daytime Population	359,501	HHI \$150K-\$200K	10%
Households	103,768	HHI \$200K+	19%
Family Households	57,892	College Degree+	80%
Millennials	24%		
Gen X	18%		
Baby Boomers	20%		

WITHIN A 5 MILE RADIUS OF CAHABA VILLAGE
MORE THAN 2,200 HOUSEHOLDS
EARN \$500K OR MORE IN ANNUAL HHI



CORE CUSTOMER INSIGHTS

SPENDING PATTERNS

Household Income \$500K+	3%	+
Avg. Discretionary Income	\$82,508	+
Discretionary Income \$125K+	17%	+

ABOVE
U.S. AVERAGE

PSYCHOGRAPHICS

Ultra Wealthy Families	32%
The nation's wealthiest families.	
Young Professionals	25%
Well-educated young professionals starting their careers in white-collar or technical jobs.	
Young Urban Singles	13%
Singles starting their career in trade and service jobs.	



OUR CORE CUSTOMERS ARE IDENTIFIED AS THE MOST AFFLUENT HOUSEHOLDS IN THE NATION ACCORDING TO 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 Boodles is **one of four** in the state.

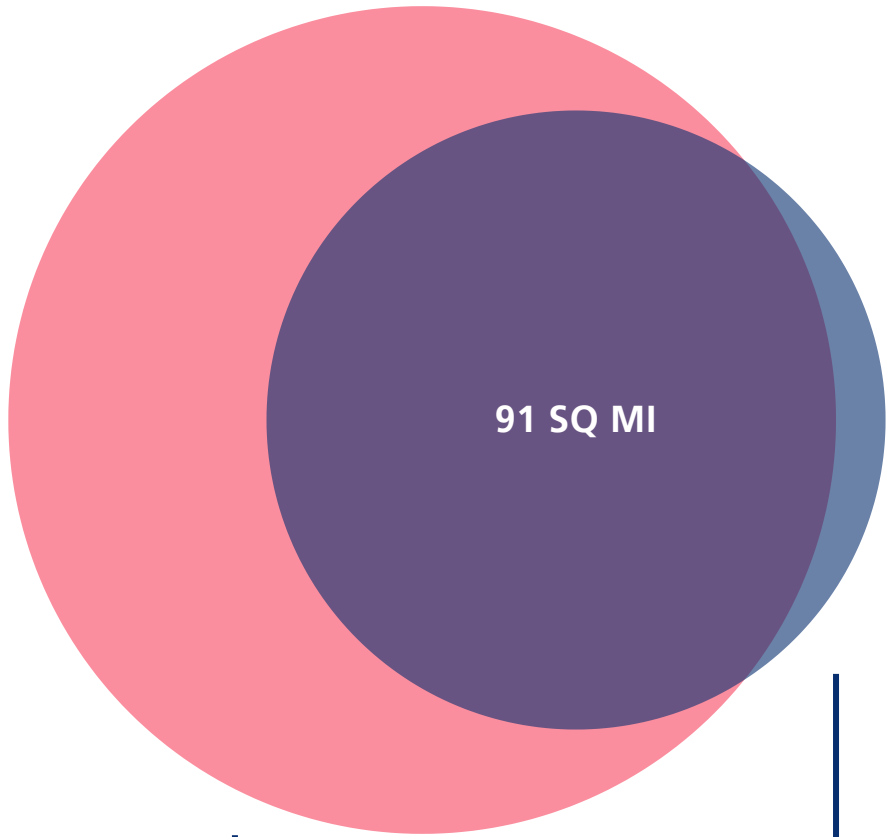
WHOLE FOODS
#1 OF 2 IN STATE
BASED ON VISITS

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.

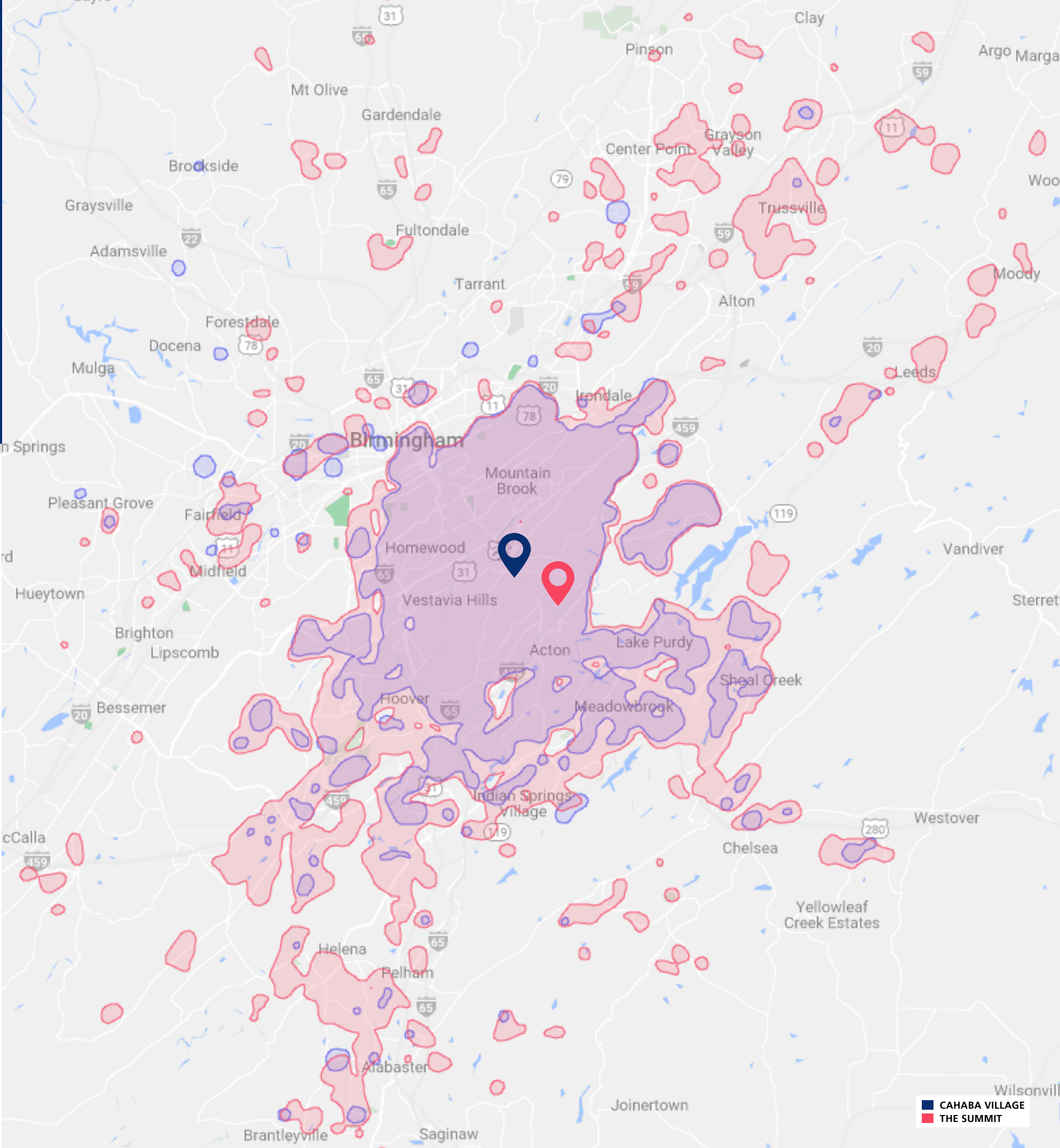


THE SUMMIT

TOTAL TRADE AREA: 192 SQ MI
OVERLAPPING AREA: 47.5%

CAHABA VILLAGE

TOTAL TRADE AREA: 94 SQ MI
OVERLAPPING AREA: 96.5%





PROPERTY SITE PLAN

NATIONAL LEASING

DEEDEE SHASHY

DSHASHY@CENTENNIALREC.COM

205.795.4144

CAHABA VILLAGE

