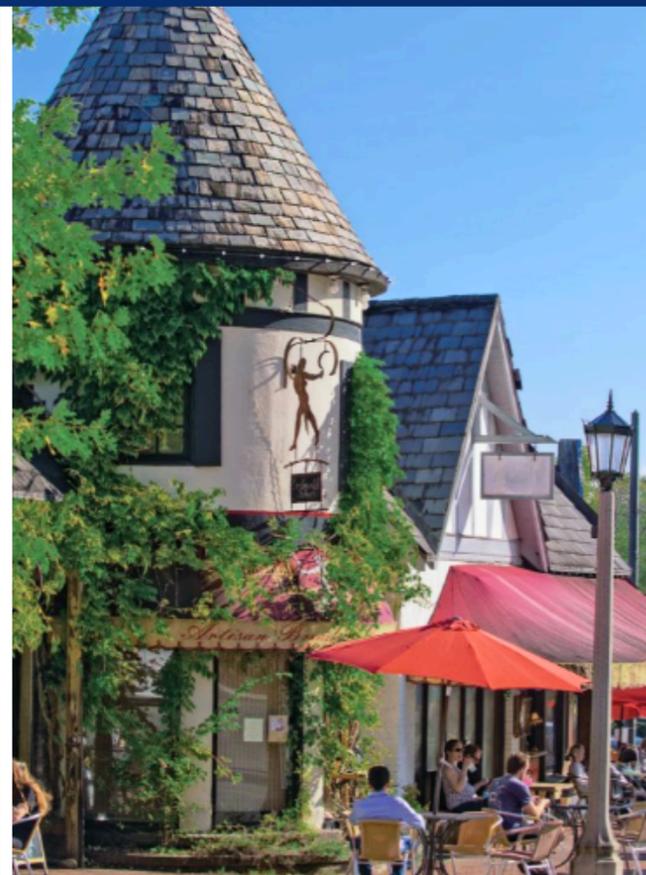


CAHABA VILLAGE

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



GREEN VALLEY RD CPD - 11,187

ENTRANCE & EXIT ●



280 CPD - 87,270

● SIGNALIZED
ENTRANCE & EXIT

[CLICK HERE FOR DRONE FOOTAGE](#)

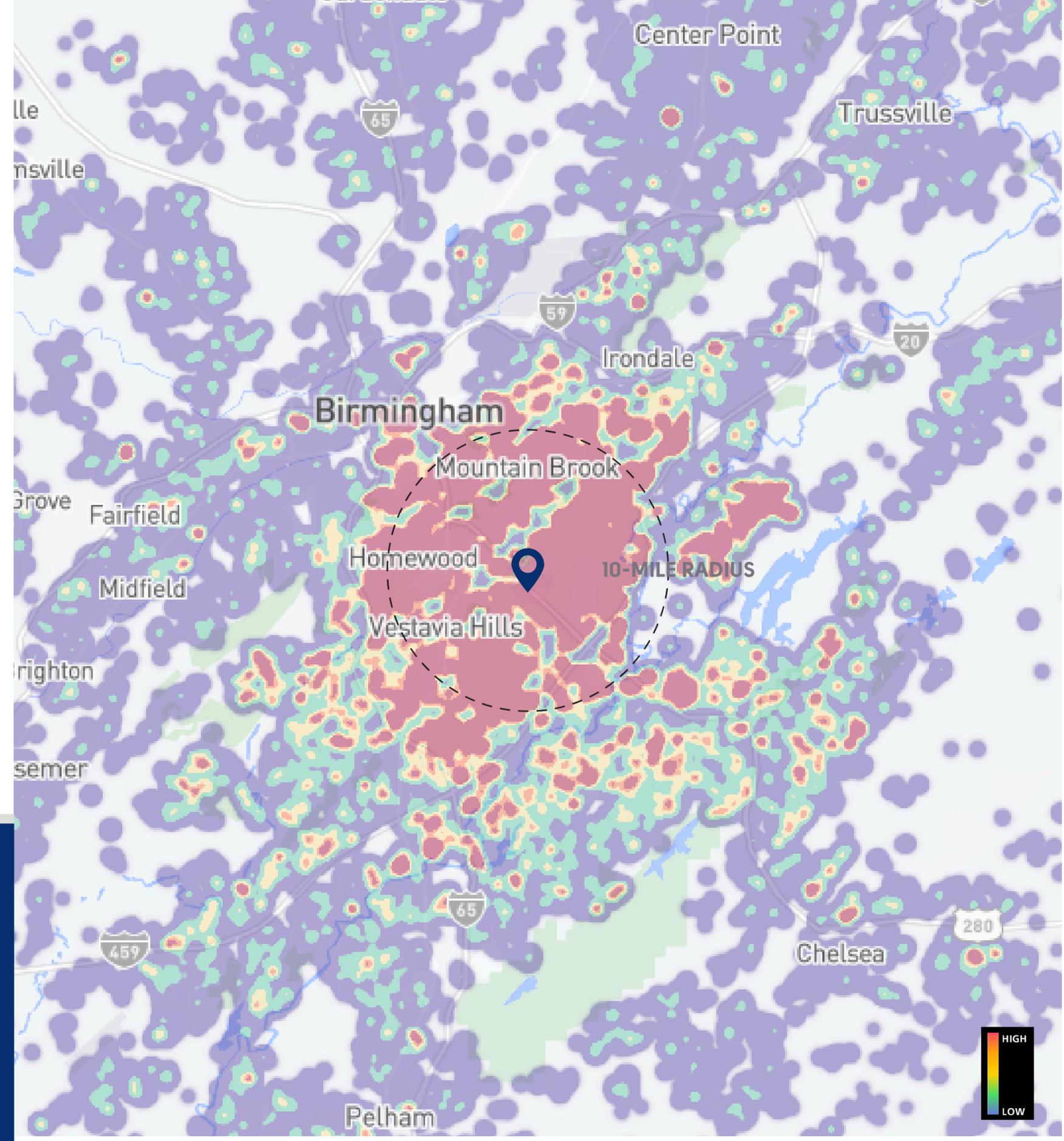
TRAFFIC DATA

Annual Visits	1.6M
YOY Visit Increase	11%
Annual Avg. Visit Frequency	4.2
Avg. Dwell Time	27 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	253,691	Average HHI	\$177,000
Daytime Population	375,731	HHI \$150K-\$200K	10%
Households	108,863	HHI \$200K+	18%
Family Households	59,817	College Degree+	82%
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%	+	ABOVE U.S. AVERAGE
Avg. Discretionary Income	\$81,590	+	
Discretionary Income \$125K+	17%	+	

PSYCHOGRAPHICS

Ultra Wealthy Families The nation's wealthiest families.	31%
Young Professionals Well-educated young professionals starting their careers in white-collar or technical jobs.	24%
Young Urban Singles Singles starting their career in trade and service jobs.	13%

\$ 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 Noodles is **one of four** in the state.

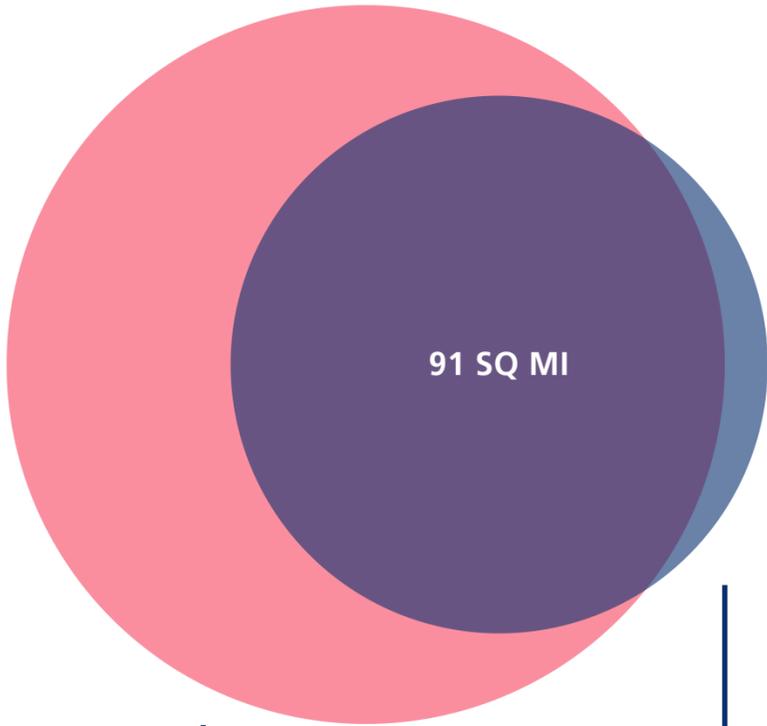
WHOLE FOODS
#1 OF 2 IN STATE
BASED ON VISITS

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

TRADE AREA OVERLAP

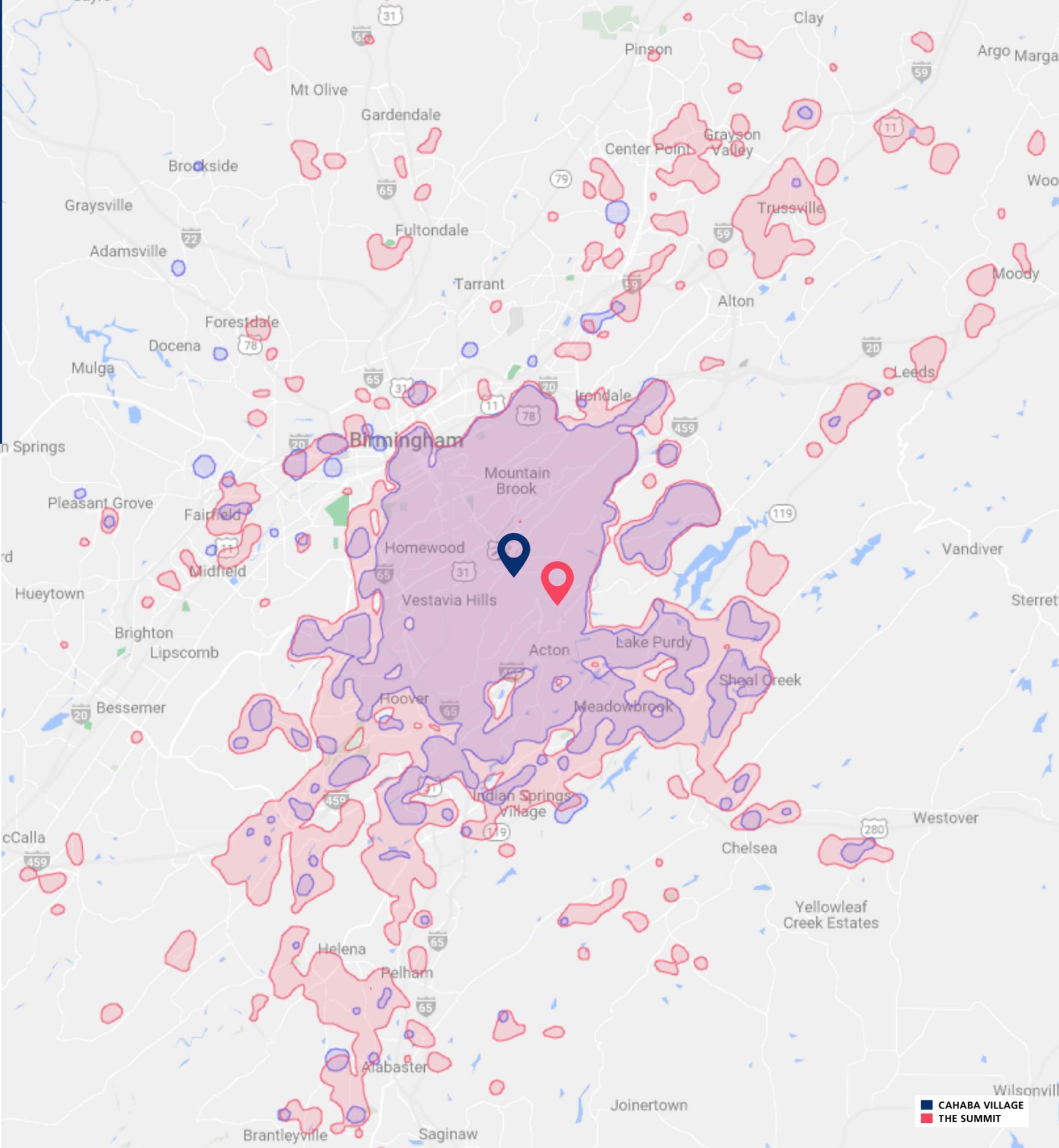
CAHABA VILLAGE + THE SUMMIT

Nearly 50% of The Summit's trade area overlaps with Cahaba Village's trade area.



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

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



NOTHING BUT NOODLES
MAKI FRESH
CASUAL ASIAN DINING

Hollywood Feed

THE JOINT
...the chiropractic place
restore
HYPER WELLNESS + CRYOTHERAPY

ENDCAP SPACE AVAILABLE!
SPACE 300
1,886 SF

- ANCHOR
- RETAIL
- RESTAURANT
- AVAILABLE



CONDADO
TACOS • TEQUILA • MARGARITAS

DIAMONDS DIRECT

J.CREW
FACTORY

FedEx

american family care
URGENT CARE
GREAT AMERICAN
COOKIES.
charles SCHWAB

WHOLE FOODS
MARKET

PROPERTY SITE PLAN

NATIONAL LEASING

JAKE DATNOFF

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205.795.4131

CAHABA VILLAGE

