

CAHABA VILLAGE

BIRMINGHAM, AL





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



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

22 LUXURY CONDOS ABOVE RETAIL



GREEN VALLEY RD CPD - 9,465

ENTRANCE & EXIT ●



280 CPD - 89,234

● SIGNALIZED ENTRANCE & EXIT

[CLICK HERE FOR DRONE FOOTAGE](#)

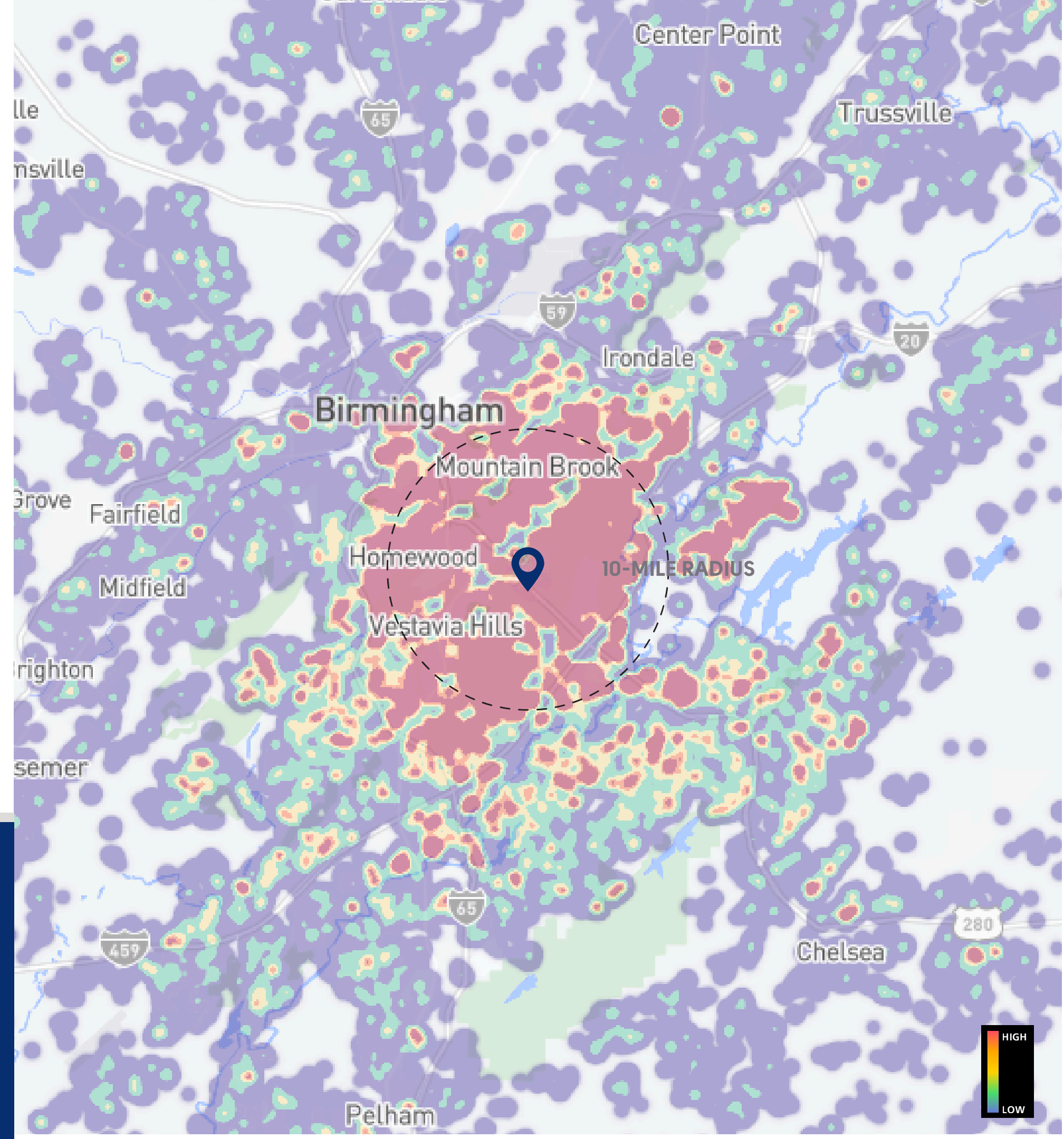
TRAFFIC DATA

Annual Visits	1.7M
YOY Visit Increase	9%
Annual Avg. Visit Frequency	4.2
Avg. Dwell Time	27 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	257,269	Average HHI	\$179,000
Daytime Population	375,150	HHI \$150K-\$200K	10%
Households	110,013	HHI \$200K+	18%
Family Households	59,333	College Degree+	82%
Millennials	23%		
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+	5%	+	ABOVE U.S. AVERAGE
Avg. Discretionary Income	\$91,414	+	
Discretionary Income \$150K+	25%	+	

PSYCHOGRAPHICS

Ultra Wealthy Families The nation's wealthiest families.	32%
Young Professionals Well-educated young professionals starting their careers in white-collar or technical jobs.	24%

\$ 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 \$920 PSF in annual center sales.

The **only** Diamonds Direct in the state.

The **only** Bare&Sol Facial Collective in the state.

J.Crew Factory is the **#1 revenue driving store** among the brand within the Centennial portfolio.

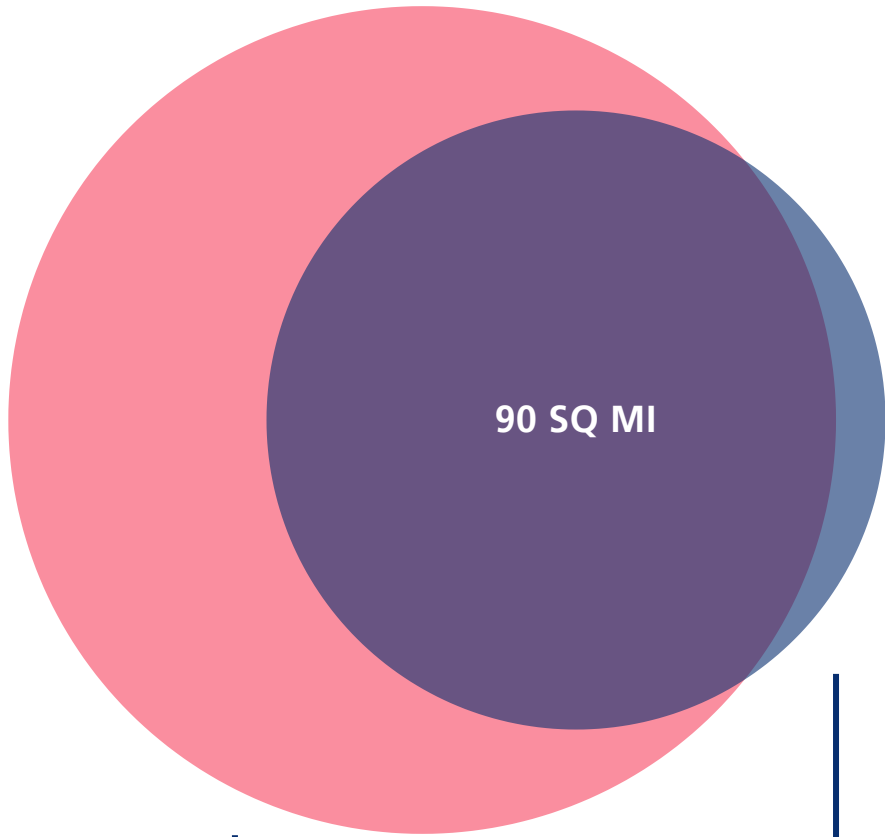
WHOLE FOODS
#1 OF 2 IN STATE
BASED ON VISITS

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

TRADE AREA OVERLAP

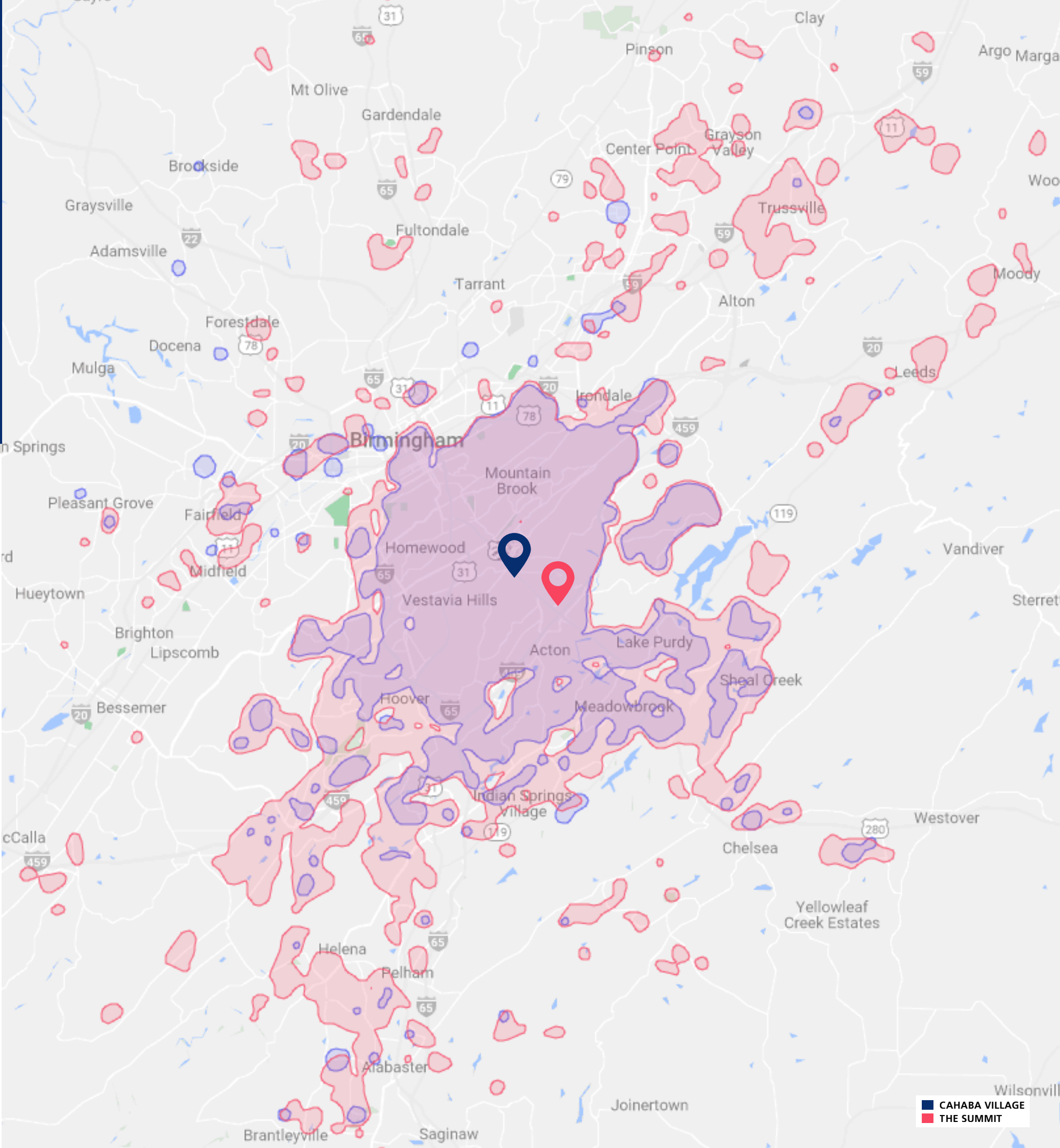
CAHABA VILLAGE + THE SUMMIT

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



THE SUMMIT
TOTAL TRADE AREA: 202 SQ MI
OVERLAPPING AREA: 44%

CAHABA VILLAGE
TOTAL TRADE AREA: 91 SQ MI
OVERLAPPING AREA: 98%





NOTHING BUT NOODLES

MAKI FRESH

 CASUAL ASIAN DINING

Hollywood Feed

THE JOINT

 ...the chiropractic place

restore

 HYPER WELLNESS + CRYOTHERAPY

CONDADO'S

 TACOS • TEQUILA • MARGARITAS

DIAMONDS DIRECT

J.CREW

 FACTORY

FedEx

BARE&SOL

american family care

 URGENT CARE

GREAT AMERICAN COOKIES

charles SCHWAB

WHOLE FOODS

 MARKET

- ANCHOR
- RETAIL
- RESTAURANT
- AVAILABLE

PROPERTY SITE PLAN

NATIONAL LEASING

JAKE DATNOFF

JDATNOFF@CENTENNIALREC.COM

205.795.4131

CAHABA VILLAGE

