

# PLAZA AT RIVERCHASE

1855 Montgomery Hwy, Hoover, AL 35244

Jefferson County



## HIGHLIGHTS

County: Jefferson  
 Type: Retail  
 Total SF: 197,840  
 Parking Spaces: 850  
 Year Built: 1989  
 Market: Birmingham

Plaza at Riverchase is a 197,840 sq. ft. shopping center located near I-65 and I-459, only one mile from The Galleria, the largest enclosed mall in Alabama. Located just outside of Birmingham, a city ranked as one of the “Top 10 U.S. Cities for Entrepreneurs” (Inc. Magazine, December 2018), Plaza at Riverchase caters to the residents in and around the Birmingham MSA. The shopping center is anchored by top national tenants Hobby Lobby and Planet Fitness.

## CONTACT

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- Diverse tenant base offering health and wellness services, grocery, and restaurants
- Located on high traffic corridor in densely-populated, growing, affluent area
- Above national average in education, per-capita income, and average household income
- Median household incomes have grown by 51% since 2000
- Hobby Lobby has a 20+ year tenure at the property

## RETAILERS INCLUDE



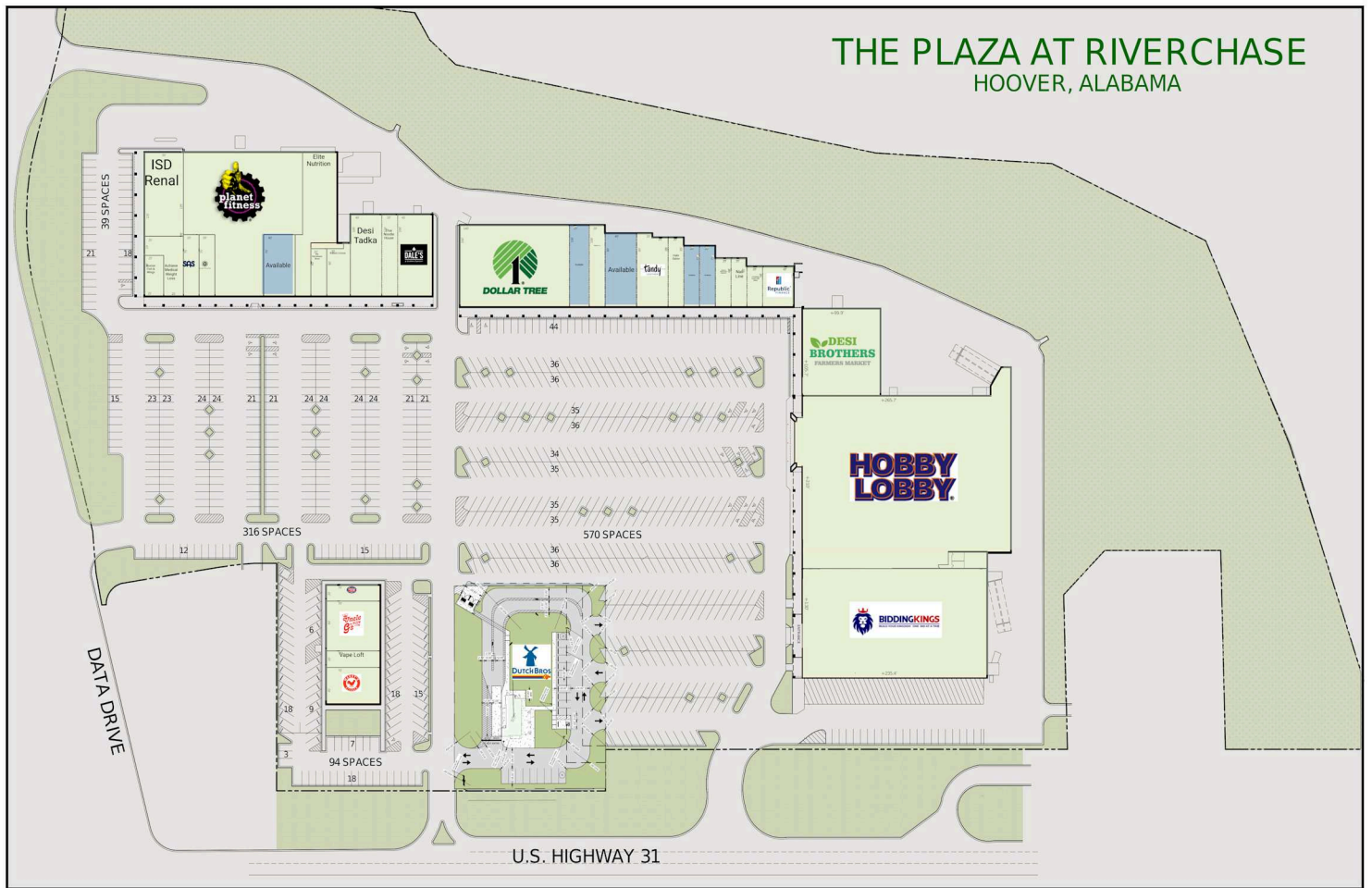
## DEMOGRAPHICS

|                               | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|--------|---------|---------|
| Population                    | 9,683  | 55,180  | 117,729 |
| Daytime Population            | 10,547 | 37,754  | 60,538  |
| Households                    | 4,595  | 24,014  | 48,203  |
| Average Household Income (\$) | 82,786 | 114,180 | 135,095 |
| Median Household Income (\$)  | 56,042 | 81,148  | 97,702  |
| Median Age                    | 39     | 39      | 39      |

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|       |                                 |           |
|-------|---------------------------------|-----------|
| OP1   | Dutch Bros                      | 950 SF    |
| 1-5   | Desi Brothers                   | 10,500 SF |
| 6-7   | Republic Finance                | 2,000 SF  |
| 8     | Crowning Touch Hair Salon       | 1,000 SF  |
| 9     | Nail Line                       | 1,200 SF  |
| 10    | Alabama Reweaving & Alterations | 1,200 SF  |
| 11    | Available                       | 1,500 SF  |
| 12    | Available                       | 1,500 SF  |
| 13    | Halo Salon                      | 1,700 SF  |
| 14-15 | Tandy Leather Factory           | 3,500 SF  |
| 16-17 | Available                       | 3,600 SF  |
| 18    | Tobacco+++                      | 2,000 SF  |
| 19    | Available                       | 2,500 SF  |
| 20    | Jersey Mike's Subs              | 1,400 SF  |
| 21-23 | Uncle G's Pizza                 | 4,200 SF  |
| 24    | Vape Loft                       | 1,400 SF  |
| 25-26 | Marky's Kitchen                 | 3,010 SF  |
| 27-28 | Dale's Southern Grill           | 4,500 SF  |
| 29    | Thai Noodle House               | 2,000 SF  |
| 30-31 | Desi Tadka                      | 4,000 SF  |
| 32-33 | Kabob-Licious                   | 1,800 SF  |
| 34    | My Retirement Store             | 1,200 SF  |
| 35    | Elite Nutrition                 | 6,157 SF  |
| 36-38 | Achieve Medical Weight Loss     | 2,400 SF  |
| 37    | Boston Fish & Wings             | 1,250 SF  |
| 39-42 | ISD Renal                       | 5,186 SF  |
| 985B  | Available                       | 3,000 SF  |
| 985C  | Planet Fitness                  | 18,583 SF |
| 985D  | Club Pilates                    | 1,500 SF  |
| 985E  | SAS Shoes                       | 1,500 SF  |
| 989   | Dollar Tree                     | 14,000 SF |
| 990   | Hobby Lobby                     | 59,470 SF |
| 990B  | Bidding Kings                   | 28,195 SF |