



Hoover, Alabama- Market Analysis

Fri, October 18, 2024

	Property Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Shop Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	Subject Property 1855 Montgomery Highway Hoover, AL 35244	Plaza at Riverchase	197,840	Planet Fitness, Hobby Lobby, Dollar Tree	Desi Brothers, Republic Finance, Crowning Touch Hair Salon, Nail Line, Alabama Reweaving & Alterations, Alabama Chinese Accupuncture, Salon 31, Tandy Leather Factory, Tobacco++++, Jambo Grill, Jersey Mike's Subs, Uncle G's Pizza, Vape Loft, Hunan Garden, Dale's Southern Grill, Shono's Japanese Grill, Desi Tadka, Kabob-Licious, The Medicare Store, Elite Nutrition, Achieve Medical Weight Loss, Falafel Cafe Too, Davita Dialysis, Club Pilates, SAS Shoes, Bidding Kings	\$ 23.00	\$ 4.50	88%	22,100	Evan Staley Hendon Properties estaley@hendonproperties.com	
2	1694 Montgomery Hwy Birmingham, AL 35216	Centre at Riverchase	132,474	Crunch, Guitar Center, AutoZone	Birmingham Dance Theater, Baja California Mexican Grill, Hertz Rent A Car, Sola Salon Studios, Aqua-Tots Swim School, Dedicated Personnel, Hoover Groceries, Paul Mitchell School, Hyderabad House, All Original Pizza, State Farm, Cosmoprof, Henig Furs	\$ 18.00	\$ 4.10	93%	9,855	Kevin Donegan RCG Ventures kevind@rcgventures.com	
3	3780 Riverchase Village Hoover, AL 35244	Riverchase Village	176,211	Best Buy, PetSmart	Bella's Bridal, Chicken Salad Chick, Fyzical Therapy, Lee's Spa Nails, Newk's Eatery, Nothing Bundt Cakes, Saw's BBQ, Sola Salons	-	-	64%	62,774	Centennial	
4	1705 Montgomery Hwy Birmingham, AL 35216	Riverchase Promenade	164,003	2nd & Charles, JoAnn, Five Below	Boot Barn, T-mobile, Vitamin Shoppe, Phenix Salon Suites, 5.11 Tactical, Benchmark Physical Therapy, World Class Tae Kwon Do, Merle Norman, Hibbett Sports, Pearle Vision, Ulta Salon, David's Bridal, DXL Men's Apparel, Plato's Closet, Creative Nails	\$ 27.50	\$ 3.44	95%	7,887	SRS	Low 20's to Low 30's depending on suite visibility
5	2700 John Hawkins Pkwy Hoover, AL 35244	Hoover Promenade	398,109	Walmart, Academy Sports	ATI, Hair Options, USMC, Dang Alterations, Package Store 150, Mathnasium, Salon 150, Mariner Finance, Infinity Nail Spa, America's Best Contacts & Eyewear, Bawarchi, Club 4 Fitness, Perfect Brows, Sally's, Hotworx Hot Yoga, Vape Escape, Buffalo Wild Wings, Armed Forces, Bike Links, El Tejano, Nori Thai, Action Martial Arts, Juicy Crab, IHOP, Dental Care of Hoover, BB&T	\$ 22.50	\$ 5.50	94%	13,250	TSCG	Small shops- Mid to Upper \$20s NNN Junior shops- (4,000 sf) High teens/Low \$20s NNN
6	4450 Creekside Ave Hoover, AL 35244	Patton Creek	599,021	AMC Theatres, Dick's Sporting Goods, Ross, Buy Buy Baby, Barnes & Noble, DSW	Anita's Wigs, Sew Precious, Farmers Insurance, Nails & Spa 150, Rock Mortgage, Cajun Steamer, Brixx Wood Fried Pizza, Chop Barber Shop, Thimbles, Firehouse Subs, Lou Lou's, Weight Watchers, Main Street Monograms & More, Cigars & More, Fairway Independent Mortgage, Jos. A Bank, Mattress Firm, Magic City Hot Tubs, Edible Arrangements, Orange Theory Fitness, Rock N Roll Sushi, L.A. Bikini, Dear Prudence, Flipsies Furniture, Gamestop, Fabulous Nails, T-Mobile, GNC, Bama Fever/Tiger Pride, Sports Clips, Cool Shot Selfie Museum, Firebird's Wood Fired Grill, Cost Plus World Market	\$ 15.00	\$ 5.10	81%	116,533	SRS	Upcoming mixed use development Hoover Center of Arts Shops- Low \$20s NNN CTI and Rent guesstimate based off surrounding centers/tenants
7	1615 Montgomery Hwy Hoover, AL 35216	Hoover Commons	195,805	Burlington, Dollar Tree, Royal Furniture	Beauty & Beyond, Party City, Mr. Burch, Stampede Western Wear, Walgreens, Hotspot Wings, Papa John's, Brazilian Wax Spa, Fried Green Tomato's, Perfect Nail Spa	\$ 15.50	\$ 5.00	98%	3,200	Select Strategies Realty	\$12/sf (boxes) Low \$20s (shops) \$5/sf NNN Vacancies determined by guesstimation
8	1584 Montgomery Hwy Hoover, AL 35216	Hoover Place	54,395	Publix, Starbucks	Great Clips, Nail World, Allure Beauty, Hammer and Stain, Forte Dancewear	\$ 18.00	\$ 5.99	99%	1,200	Jamie Golomb Crossman & Company jgolomb@crossmanco.com	
9	1920 Highway 31 S Pelham, AL 35124	Southgate Village	75,092	Publix	Yan Express, Bella Nails, Sportclips Haircuts, Red Wing Shoes, Lendmark Financial Services, Bliss Threading Lashes Wax & Spa, Pet Supplies Plus, Tony's Hot Dogs, Goodwill	\$ 25.00	\$ 6.95	90%	7,259	Shopcore	\$24-\$26 NNN
Totals			221,439			\$ 20.56	\$ 5.07	89%	27,118		