

# Subject Shopping Center

The Village at Lee Branch Shopping Center

## SHOPPING CENTER

Type:	<b>Power Center</b>	Land Acres:	<b>22.41 AC</b>
Name	<b>The Village at Lee Branch Shopping C...</b>	# of Properties:	<b>4</b>
GLA:	<b>198,392 SF</b>	Year Built/Renov	<b>Built 2003</b>
Anchor GLA:	<b>88,229 SF</b>	Levels:	<b>1</b>
Available Spaces:	-	Location Score:	<b>Excellent Location (77)</b>
% Leased	<b>100.00%</b>	Walk Score®:	<b>Somewhat Walkable (51)</b>
Website:	-	Transit Score®:	<b>Minimal Transit (0)</b>
Anchor Tenant:	<b>Publix, Dick's Sporting Goods</b>		
Parking	<b>725 free Surface Spaces are available; Ratio of 5.30/1000 SF</b>		
Features:	<b>Dedicated Turn Lane, Pylon Sign, Restaurant, Signage, Signalized Intersection</b>		
Frontage:	<b>Doug Baker Blvd 2,384', Doug Baker Blvd 1,224'</b>		
For Sale:	<b>SF Property Sale For \$2,900,000</b>		

## AVAILABLE SPACES

Currently No Available Spaces

## SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
<b>1</b> 300-410 Doug Baker Blvd ★★★★★	2003/-	132,529	Publix Dick's Sporting...	0	0.0%	0.0%	\$25-31 (Est.)
<b>2</b> 200-270 Doug Baker Blvd ★★★★★	2003/-	60,363	-	0	0.0%	0.0%	\$23-28 (Est.)
<b>3</b> 120 Doug Baker Blvd ★★★★★	2007/-	5,500	-	0	0.0%	0.0%	\$19-23 (Est.)



**1** 300-410 Doug Baker Blvd

132,529 SF, Built 2003  
6 Tenants, Vacancy 0%  
Fully Leased  
**Rent/SF - \$25-31 (Est.)**  
★★★★★



**2** 200-270 Doug Baker Blvd

60,363 SF, Built 2003  
26 Tenants, Vacancy 0%  
Fully Leased  
**Rent/SF - \$23-28 (Est.)**  
★★★★★



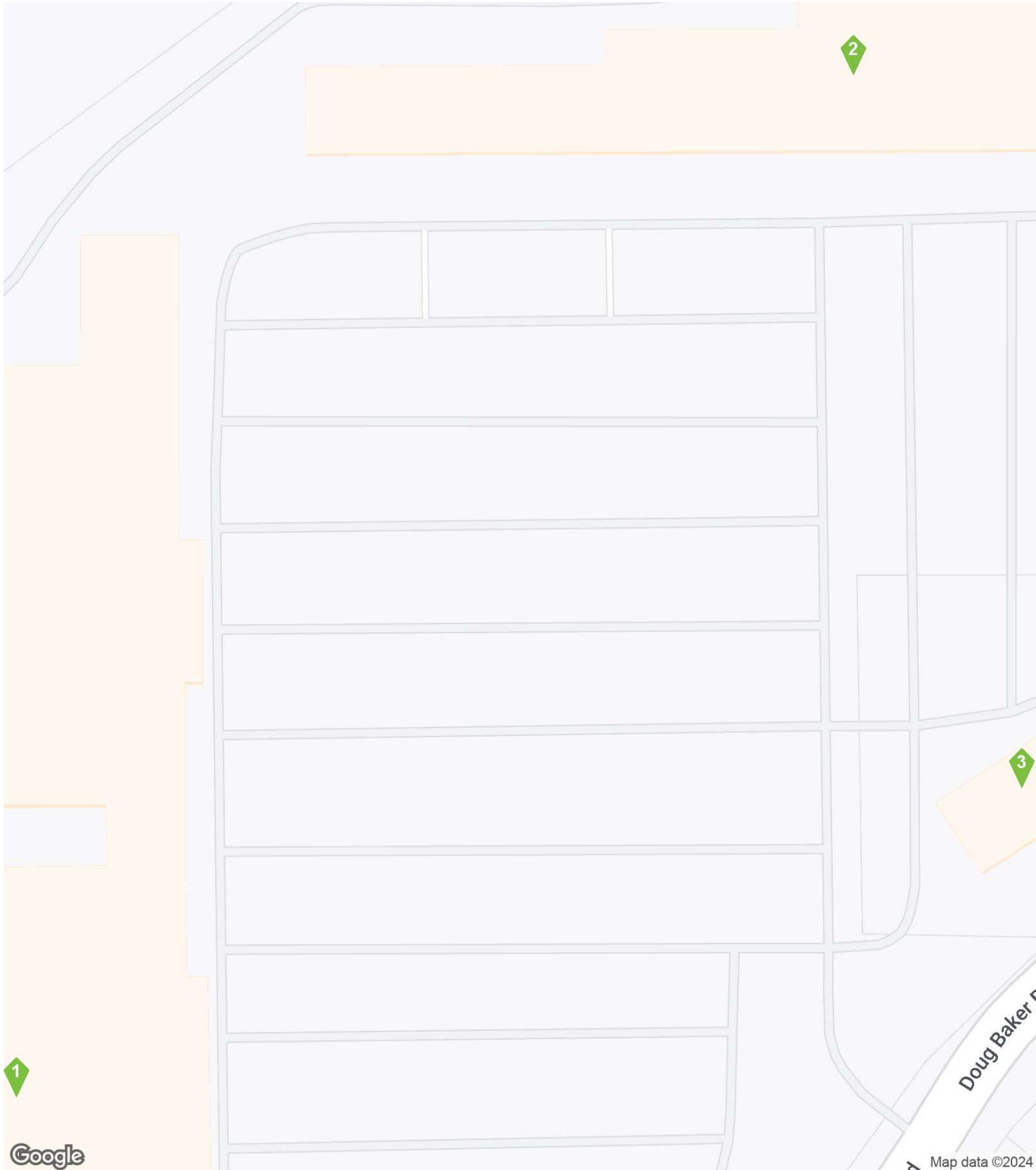
**3** 120 Doug Baker Blvd

5,500 SF, Built 2007  
2 Tenants, Vacancy 0%  
Fully Leased  
**Rent/SF - \$19-23 (Est.)**  
★★★★★

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## SHOPPING CENTER PROPERTIES



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## The Village at Lee Branch Shopping Center

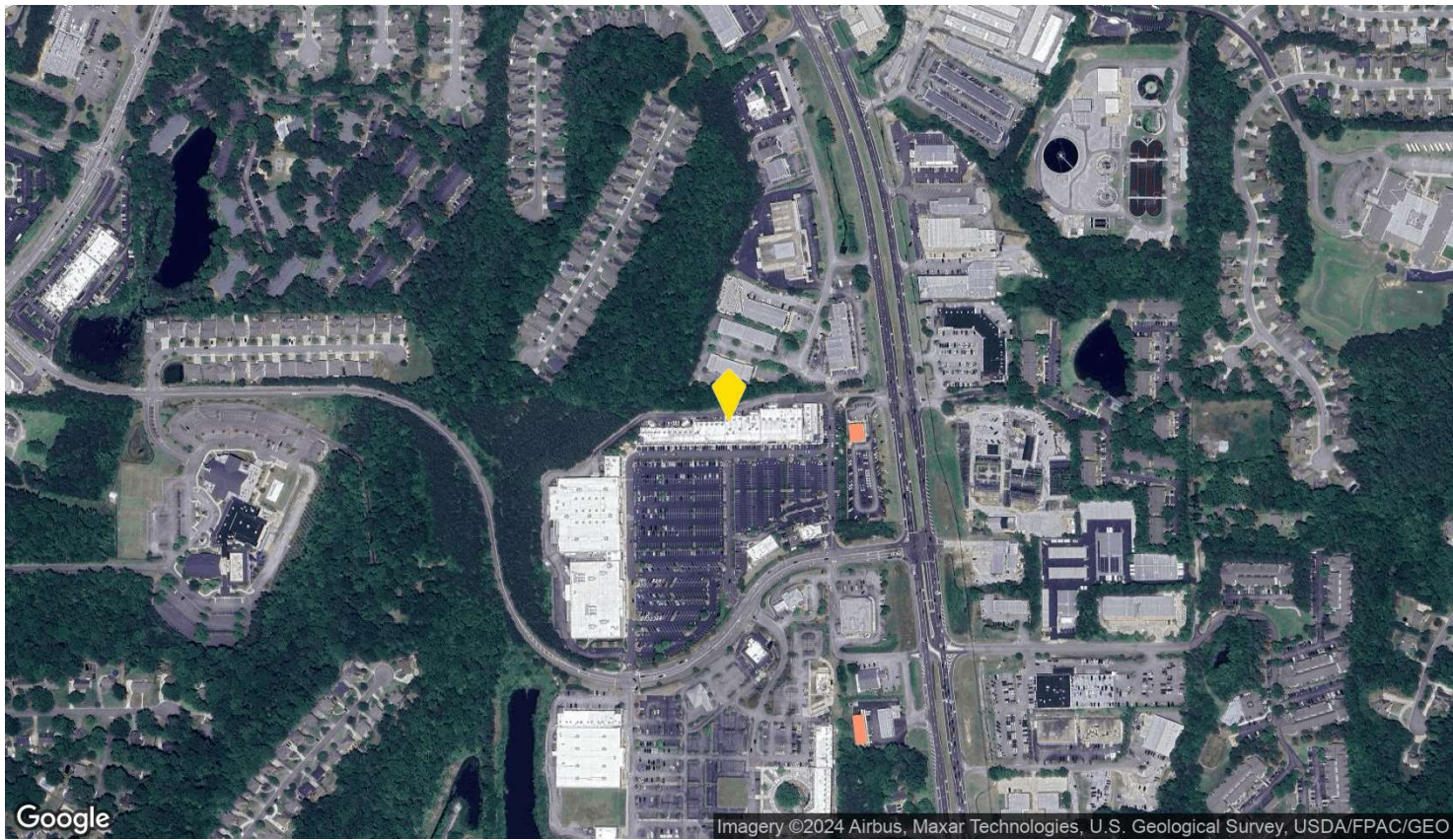
### TENANTS

1	300-410 Doug Baker Blvd	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Publix	Supermarket	53,729	Yes	May 2006	-
	Dick's Sporting Goods	Sporting Goods	34,500	Yes	Jan 2020	-
	Golf Galaxy	Sporting Goods	34,500	Yes	Jan 2020	-
	Hair Reflections	Salon/Barber/Spa	3,000	No	Sep 2015	-
	Swimming Pool Services Inc	Other Services	2,400	No	Jul 2007	-
	Buff City Soap	Health & Beauty Aids	800	No	Oct 2022	-
2	200-270 Doug Baker Blvd	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Don Pepe	Restaurant	5,500	No	Nov 2005	-
	Panera Bread	Bakery	4,500	Yes	May 2006	-
	EyeCare Associates	MD/DDS	4,000	No	Jan 2017	-
	Hollywood Feed	Pet Shop/Supplies	4,000	Yes	Sep 2018	-
	Massage Envy	Massage	3,200	Yes	Feb 2008	-
	Chicken Salad Chick	Restaurant	3,000	Yes	Sep 2014	-
	Fuku Ramen	Restaurant	2,700	No	Jul 2023	-
	Moe's Southwest Grill	Fast-food	2,400	Yes	May 2006	-
	The UPS Store	Business/Copy/Postal Services	2,100	Yes	Dec 2020	-
	European Wax Center	Salon/Barber/Spa	1,600	Yes	Jun 2016	-
	SweetFrog	Ice Cream	1,600	Yes	Dec 2020	-
	Foxy Nails & Spa	Salon/Barber/Spa	1,500	No	Apr 2014	-
	Spin Cleaners	Laundry	1,500	No	Dec 2013	-
	Joint Chiropractic	MD/DDS	1,250	Yes	Feb 2022	-
	Branch Boutique	Unisex Apparel	1,200	No	Jan 2020	-
	Expedia CruiseShipCenters	Travel Agent	1,200	Yes	Jun 2014	-
	Supercuts	Salon/Barber/Spa	1,000	Yes	Jun 2003	-
	Cinnaholic	Bakery	800	Yes	Oct 2022	-
	Express MRI	-	800	No	Oct 2022	-
	Laundry Room	-	800	No	Oct 2022	-
	A-pro Home Inspections Birmingham	Home Improvement	500	No	Oct 2023	-
	Eidsn	Insurance	500	No	Sep 2023	-
	English Ivy	Candles	500	No	Jun 2023	-
	Plain Jane's	Card/Gifts	500	No	Nov 2023	-
	Sandalfeet Ministries	Church/Comm Hall	500	No	Nov 2023	-
	Tree & Horticultural Management Services	Restaurant	500	No	Oct 2022	-
3	120 Doug Baker Blvd	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Mt. Fuji Japanese Seafood Steak House	Restaurant	3,080	No	Nov 2016	-
	Endodontic associates	-	2,000	No	Jan 2021	-

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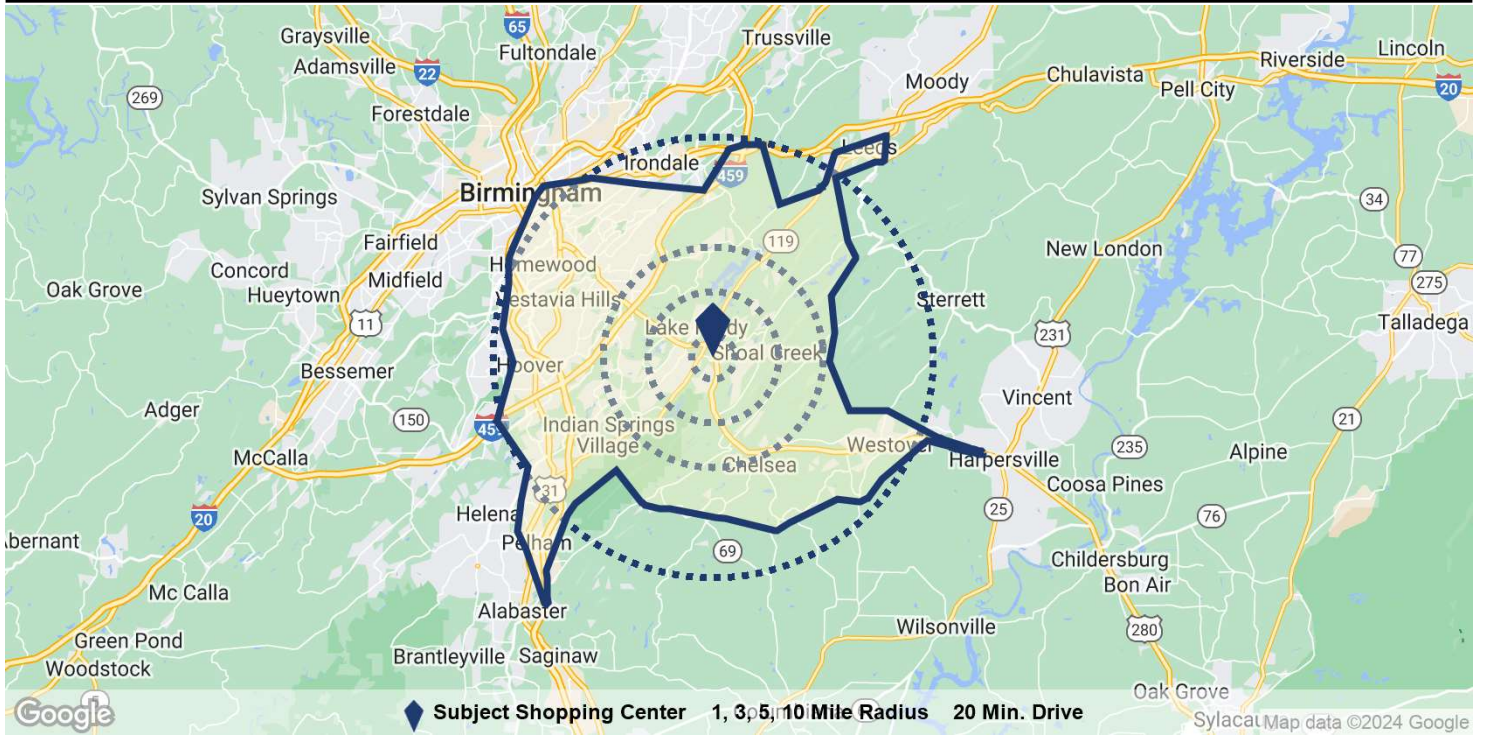
AERIAL VIEW



# Subject Shopping Center

## The Village at Lee Branch Shopping Center

### DEMOGRAPHICS

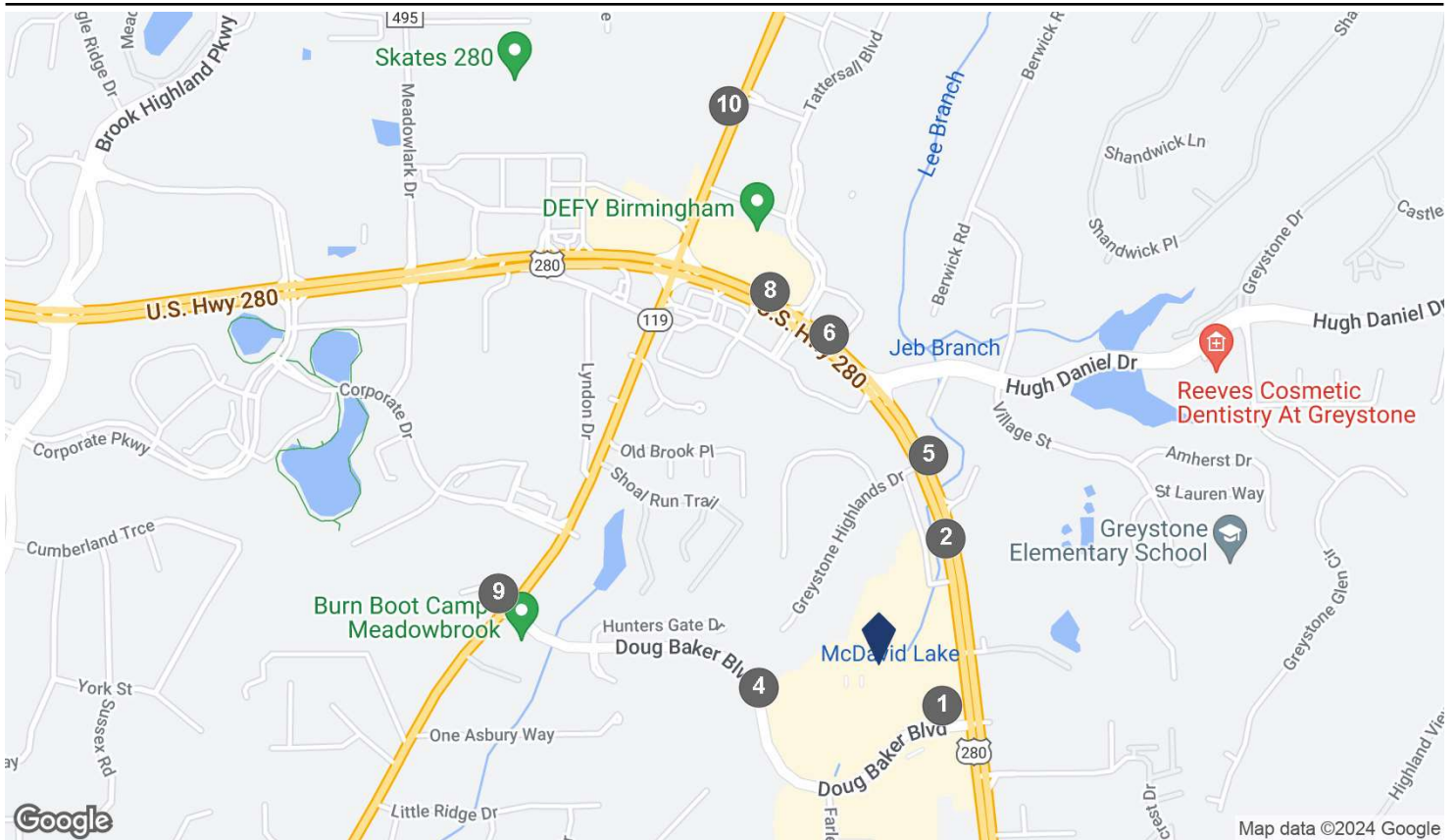


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	4,993	38,042	68,333	279,022	271,409
5 Yr Growth	4.6%	3.7%	3.9%	3.0%	3.8%
Median Age	44	42	41	39	39
5 Yr Forecast	45	43	43	40	40
White / Black / Hispanic	81% / 12% / 2%	81% / 12% / 3%	83% / 11% / 3%	78% / 17% / 7%	78% / 16% / 8%
5 Yr Forecast	81% / 12% / 2%	81% / 12% / 3%	83% / 11% / 3%	78% / 17% / 7%	78% / 16% / 8%
Employment	7,330	23,276	41,079	180,404	144,012
Buying Power	\$170.2M	\$1.5B	\$2.6B	\$9.6B	\$9.5B
5 Yr Growth	4.4%	4.3%	4.8%	4.9%	5.9%
College Graduates	58.6%	56.0%	57.3%	53.5%	63.8%
<b>Household</b>					
Households	2,092	15,746	28,554	116,645	113,483
5 Yr Growth	4.9%	3.7%	4.1%	2.8%	3.7%
Median Household Income	\$81,363	\$93,720	\$90,839	\$82,414	\$83,804
5 Yr Forecast	\$81,000	\$94,228	\$91,507	\$84,077	\$85,556
Average Household Income	\$118,186	\$122,084	\$119,640	\$112,612	\$116,516
5 Yr Forecast	\$118,843	\$123,054	\$120,668	\$114,222	\$118,489
% High Income (>\$75K)	53%	58%	58%	53%	54%
<b>Housing</b>					
Median Home Value	\$383,100	\$400,237	\$380,886	\$350,317	\$376,093
Median Year Built	1996	1996	1996	1983	1984
Owner / Renter Occupied	71% / 29%	66% / 34%	68% / 32%	64% / 36%	62% / 38%

# Subject Shopping Center

## The Village at Lee Branch Shopping Center

### TRAFFIC COUNTS



### COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Doug Baker Boulevard	Bowling Dr - SE	9,663	2022	0.13 mi
2 US Hwy 280	Walt Dr - N	49,952	2022	0.18 mi
3 Doug Baker Blvd	Hwy 280 - E	8,571	2022	0.18 mi
4 Doug Baker Blvd	US Hwy 280 - E	8,959	2020	0.18 mi
5 US Hwy 280	Greystone Highlands Dr - NW	55,330	2022	0.28 mi
6 US Hwy 280	Hugh Daniel Dr - SE	59,292	2022	0.45 mi
7 Adena Ln	US Hwy 280 - SE	54,320	2020	0.53 mi
8 Adena Ln	Hwy 280 - SE	69,825	2022	0.53 mi
9 Cahaba Valley Rd	Doug Baker Blvd - NE	16,479	2018	0.55 mi
10 Cahaba Valley Road	Huddle Dr - NE	19,463	2022	0.81 mi



## Demographics

# The Village at Lee Branch Shopping...

101 Doug Baker Blvd

198,392 SF Power Center

Birmingham, AL 35242 - Hwy 280/Shelby County Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



# Income & Spending Demographics

## The Village at Lee Branch Shopping Center

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
<b>2023 Households by HH Income</b>	<b>2,094</b>		<b>15,743</b>		<b>28,555</b>		<b>113,483</b>	
<\$25,000	235	11.22%	1,824	11.59%	3,098	10.85%	15,818	13.94%
\$25,000 - \$50,000	383	18.29%	2,340	14.86%	3,974	13.92%	17,620	15.53%
\$50,000 - \$75,000	373	17.81%	2,421	15.38%	5,031	17.62%	18,532	16.33%
\$75,000 - \$100,000	220	10.51%	1,718	10.91%	3,432	12.02%	13,551	11.94%
\$100,000 - \$125,000	148	7.07%	1,550	9.85%	3,036	10.63%	10,391	9.16%
\$125,000 - \$150,000	151	7.21%	1,336	8.49%	2,248	7.87%	7,094	6.25%
\$150,000 - \$200,000	226	10.79%	1,934	12.28%	3,269	11.45%	11,625	10.24%
\$200,000+	358	17.10%	2,620	16.64%	4,467	15.64%	18,854	16.61%
<b>2023 Avg Household Income</b>	<b>\$118,186</b>		<b>\$122,084</b>		<b>\$119,640</b>		<b>\$116,516</b>	
<b>2023 Med Household Income</b>	<b>\$81,363</b>		<b>\$93,720</b>		<b>\$90,839</b>		<b>\$83,804</b>	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$77.7M</b>		<b>\$600.6M</b>		<b>\$1.1B</b>		<b>\$4B</b>	
<b>Total Apparel</b>	<b>\$3.7M</b>	<b>4.74%</b>	<b>\$28.7M</b>	<b>4.78%</b>	<b>\$51M</b>	<b>4.73%</b>	<b>\$194.4M</b>	<b>4.88%</b>
Women's Apparel	\$1.5M	1.93%	\$11.6M	1.93%	\$20.5M	1.90%	\$76.4M	1.92%
Men's Apparel	\$763K	0.98%	\$6M	1.00%	\$10.6M	0.98%	\$39.9M	1.00%
Girl's Apparel	\$246.1K	0.32%	\$2M	0.32%	\$3.5M	0.33%	\$14M	0.35%
Boy's Apparel	\$172.3K	0.22%	\$1.4M	0.23%	\$2.5M	0.23%	\$10M	0.25%
Infant Apparel	\$147.3K	0.19%	\$1.2M	0.20%	\$2.2M	0.20%	\$9.1M	0.23%
Footwear	\$857.9K	1.10%	\$6.6M	1.10%	\$11.7M	1.09%	\$45.1M	1.13%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$11.9M</b>	<b>15.34%</b>	<b>\$91.6M</b>	<b>15.25%</b>	<b>\$164.6M</b>	<b>15.26%</b>	<b>\$605M</b>	<b>15.18%</b>
Entertainment	\$1.2M	1.50%	\$9.5M	1.59%	\$16.7M	1.55%	\$62.5M	1.57%
Audio & Visual Equipment/Service	\$2.5M	3.25%	\$19.3M	3.21%	\$35M	3.24%	\$132.6M	3.33%
Reading Materials	\$177.1K	0.23%	\$1.3M	0.22%	\$2.4M	0.22%	\$8.5M	0.21%
Pets, Toys, & Hobbies	\$2M	2.55%	\$15.3M	2.54%	\$27.7M	2.57%	\$100.4M	2.52%
Personal Items	\$6.1M	7.81%	\$46.2M	7.69%	\$82.9M	7.68%	\$300.9M	7.55%

<b>Total Food and Alcohol</b>	<b>\$19.7M</b>	<b>25.32%</b>	<b>\$150.8M</b>	<b>25.11%</b>	<b>\$271.8M</b>	<b>25.19%</b>	<b>\$1B</b>	<b>25.55%</b>
Food At Home	\$9.7M	12.44%	\$73.4M	12.22%	\$132M	12.23%	\$497.6M	12.48%
Food Away From Home	\$8.6M	11.01%	\$66.2M	11.02%	\$119.6M	11.08%	\$445.8M	11.18%
Alcoholic Beverages	\$1.4M	1.86%	\$11.2M	1.87%	\$20.3M	1.88%	\$75.2M	1.89%

<b>Total Household</b>	<b>\$13.5M</b>	<b>17.34%</b>	<b>\$103.1M</b>	<b>17.17%</b>	<b>\$186.3M</b>	<b>17.26%</b>	<b>\$676.4M</b>	<b>16.97%</b>
House Maintenance & Repair	\$2.8M	3.65%	\$20.2M	3.36%	\$37.2M	3.45%	\$134.7M	3.38%
Household Equip & Furnishings	\$5M	6.46%	\$38.8M	6.46%	\$69.9M	6.48%	\$252.8M	6.34%
Household Operations	\$3.9M	4.98%	\$30.3M	5.05%	\$54.7M	5.06%	\$201.2M	5.05%
Housing Costs	\$1.7M	2.25%	\$13.7M	2.29%	\$24.5M	2.27%	\$87.7M	2.20%



# Income & Spending Demographics

## The Village at Lee Branch Shopping Center

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$19.4M</b>	<b>24.99%</b>	<b>\$153.3M</b>	<b>25.53%</b>	<b>\$274.7M</b>	<b>25.46%</b>	<b>\$1B</b>	<b>25.63%</b>
Vehicle Purchases	\$9.6M	12.41%	\$77.8M	12.96%	\$139M	12.88%	\$517.2M	12.97%
Gasoline	\$4.8M	6.14%	\$36.6M	6.09%	\$66.2M	6.14%	\$250.3M	6.28%
Vehicle Expenses	\$462.8K	0.60%	\$3.7M	0.62%	\$6.6M	0.61%	\$24.2M	0.61%
Transportation	\$2.2M	2.82%	\$17.1M	2.85%	\$30.4M	2.82%	\$108.9M	2.73%
Automotive Repair & Maintenance	\$2.4M	3.04%	\$18.1M	3.01%	\$32.4M	3.00%	\$121.1M	3.04%
<b>Total Health Care</b>	<b>\$3.9M</b>	<b>5.01%</b>	<b>\$28.9M</b>	<b>4.81%</b>	<b>\$52.1M</b>	<b>4.83%</b>	<b>\$188.5M</b>	<b>4.73%</b>
Medical Services	\$2.2M	2.83%	\$16.5M	2.74%	\$29.8M	2.76%	\$108.3M	2.72%
Prescription Drugs	\$1.3M	1.64%	\$9.3M	1.54%	\$16.7M	1.55%	\$59.6M	1.49%
Medical Supplies	\$421.6K	0.54%	\$3.1M	0.52%	\$5.6M	0.52%	\$20.7M	0.52%
<b>Total Education/Day Care</b>	<b>\$5.6M</b>	<b>7.26%</b>	<b>\$44.2M</b>	<b>7.37%</b>	<b>\$78.6M</b>	<b>7.29%</b>	<b>\$281.8M</b>	<b>7.07%</b>
Education	\$3.6M	4.61%	\$28.1M	4.68%	\$49.6M	4.60%	\$178.4M	4.47%
Fees & Admissions	\$2.1M	2.65%	\$16.2M	2.69%	\$29M	2.69%	\$103.4M	2.59%