VILLAGE AT LEE BRANCH

1201 DOUG BAKER BOULEVARD
BIRMINGHAM, AL 35242

33408454, -86.66708



SIZE : 223,300 SF

PROPERTY FEATURES

- 1,200 SF - 7,040 SF space available for lease.
- Birmingham is one of the top 50 metros in the US.
- Located in the US-280 retail corridor.
- Multi-anchor drawing power including a Publix shadow anchor.
- Sought after Mountain Brook / Meadowbrook suburb.
- Voted the #1 most affordable city in the US.
- Surrounded by 4 of the top 5 public high schools in AL.
- Traffic Counts: US-280 / Doug Baker Blvd (90,362 VPD) | Cahaba Valledy Road (18,290 VPD).



SURROUNDING TENANTS

Onelife Fitness, Hobby Lobby, Dollar Tree Stores, Inc., Sushi Village, Sport Clips Haircuts, South, tazikis Mediterranean Cafe, The Anvil Pub & Grill, Hotworx, East 59 Cafe, Lung Care, SZ, Pakmail, Cachè Salon, Nails of Grace, scenthound, Painting with a Twist, Sanpeggio's Pizza, Freddy's Steakburgers, ATI Physical Therapy, CB&S Bank Since 1906, Grandview Medical Center, PNC, Sparrow, Melting Pot

DEMOGRAPHICS – 2025	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	39,942	71,102	269,887
AVG. HOUSEHOLD INCOME	$136,210	$134,127	$129,023
HOUSEHOLDS	16,634	29,756	111,663

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UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
601-101	Sushi Village	2,400	611-214	Sparrow Health	7,200	1401-104	ATI Physical Therapy	2,400
601-103	Grace Nails	2,400	701-103	East 59 Cafe	6,000	1401-107	Pak Mail	2,400
601-105	AVAILABLE	1,200	701-106	Painting Twist	1,200	1401-108	Sports Clips	1,200
601-107	Tazki's Greek	3,600	701-107A	Cache Salon	1,200	1401-109	AVAILABLE	1,200
611-103	Anvil Pub & Grill	5,152	701-107B	Stretch Zone	1,600	1401-110	Scenthound	1,600
611-105	AVAILABLE	5,600	701-109	South Boutique	2,400	1401-112	Sanpeggio's Pizza	2,400
611-110	AVAILABLE	1,200	701-110	Anvil Pub Storage	1,200	LOT-1A	Hampton Inn	
611-111	AVAILABLE	1,200	801	Onelife Fitness	67,950	LOT-1C	Development Pad	
611-112	Abielle Trading Co	2,400	1001-101	Dollar Tree	9,630	LOT-7	Development Pad	
611-114	Hotworx	2,400	1001-102	AVAILABLE	6,970	LOT-8	Development Pad	
611-116	AVAILABLE	1,200	1001-112	AVAILABLE	7,040	PAD-C	C & S Bank	
611-201	Melting Pot	5,328	1201	Hobby Lobby	56,030	PAD-D	Grandview Medical Group	
611-205	AVAILABLE	5,600	1401-101	AVAILABLE	2,400	PAD-EF	Freddy's	
611-210	AVAILABLE	1,200	1401-103	AVAILABLE	1,200	PAD-G	Lung Care & PC	

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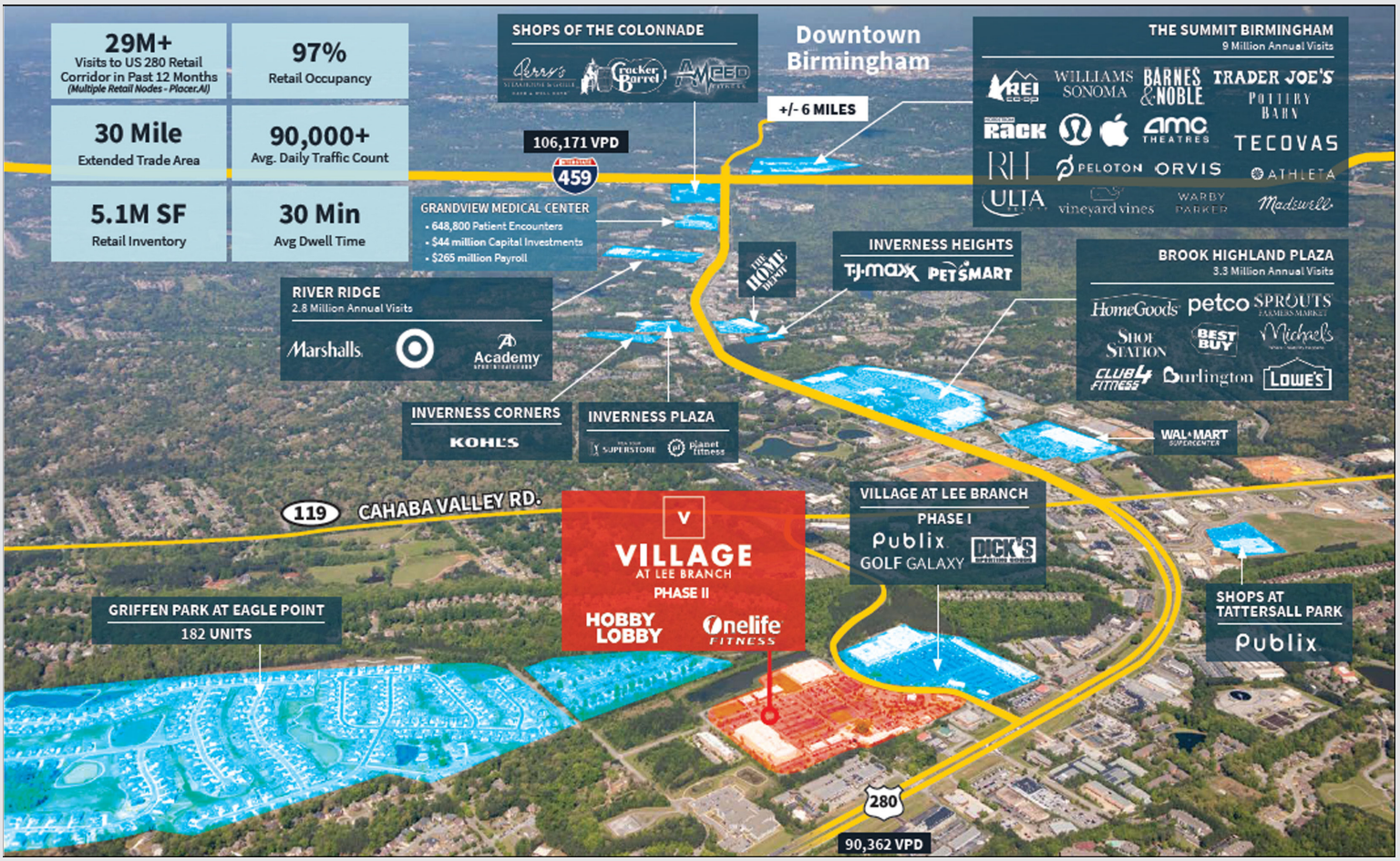
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