

CENTRE AT RIVERCHASE

1694 – 1695 MONTGOMERY HWY, BIRMINGHAM, AL 35216



► PROPERTY DETAILS

Total Square Footage: 132,474 SF

► PROPERTY DESCRIPTION

The Centre at Riverchase is a 132,474 SF shopping center in Birmingham, AL. This well-located shopping center is anchored by high-profile national tenants Crunch Fitness, AutoZone and Guitar Center. It is strategically located at the high-traffic intersection of Interstate-459 (124,000+ VPD) and Montgomery Highway (38,000+ VPD) in close proximity to the Riverchase Galleria (one of the largest mixed-use shopping centers in the Southeast), Costco, Walmart Neighborhood Market, TJ Maxx, HomeGoods, Burlington and Publix. The Center benefits from strong demographics (3-mile: Pop = 47,423 / Avg HH Inc = \$103,093) and visibility. There is opportunity to add value through the lease up of vacant space and extensions of existing tenant leases.

► DEMOGRAPHICS

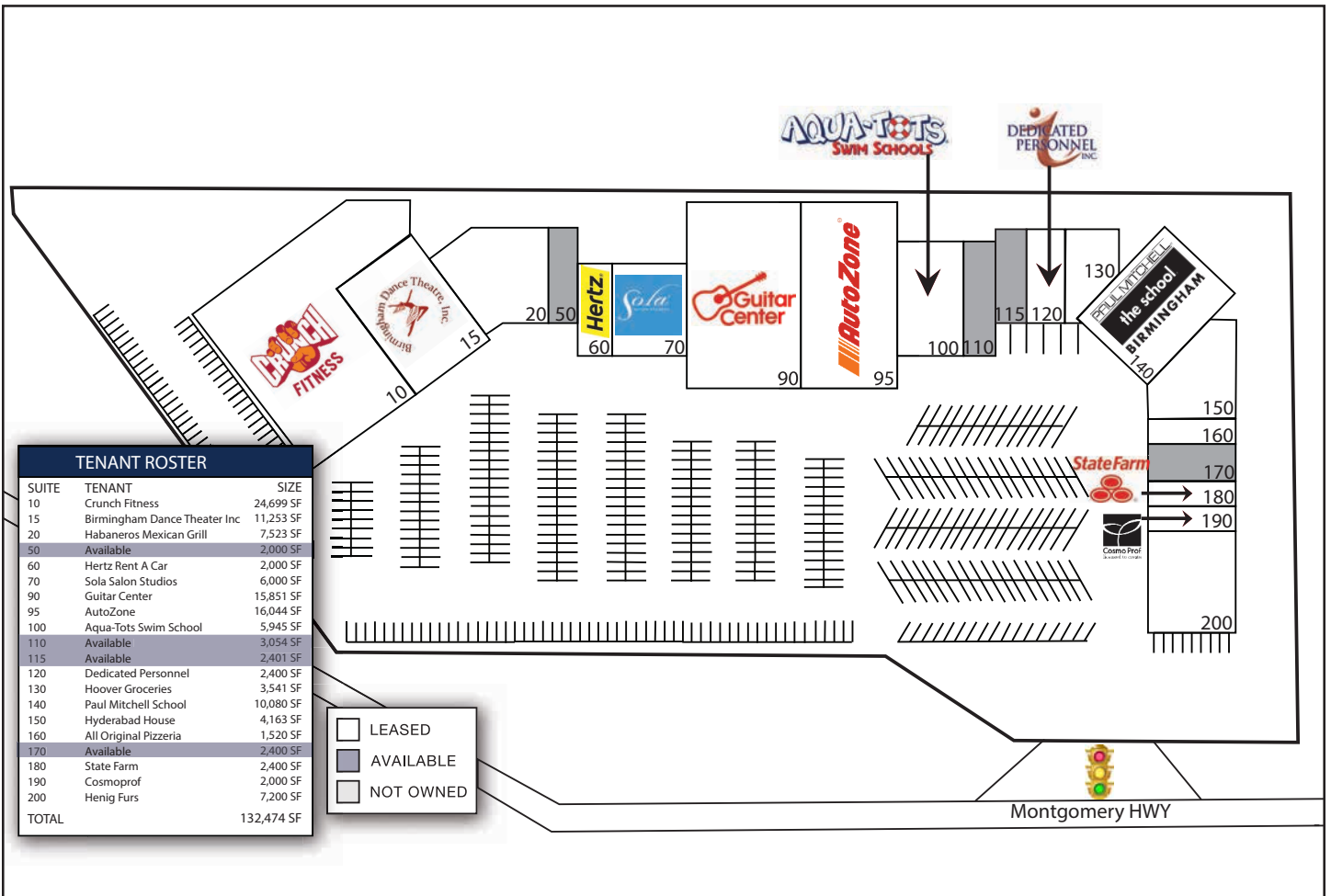
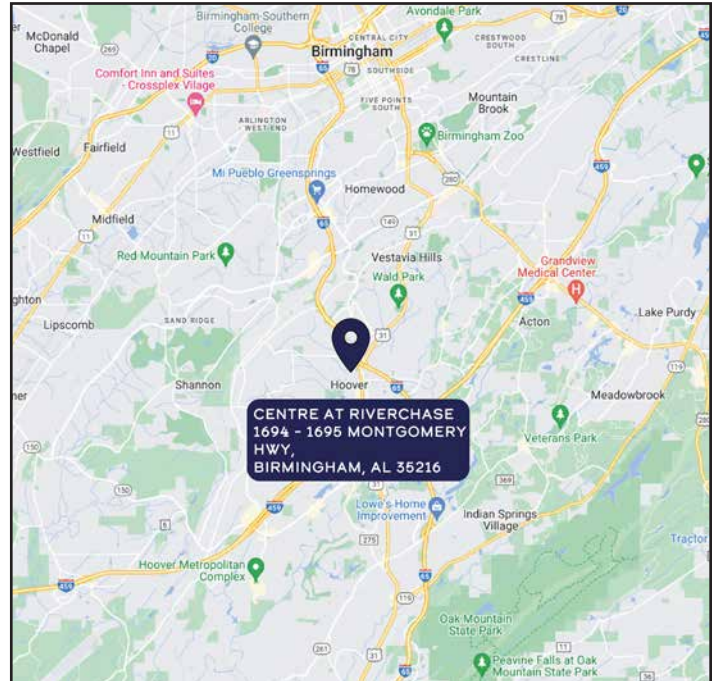
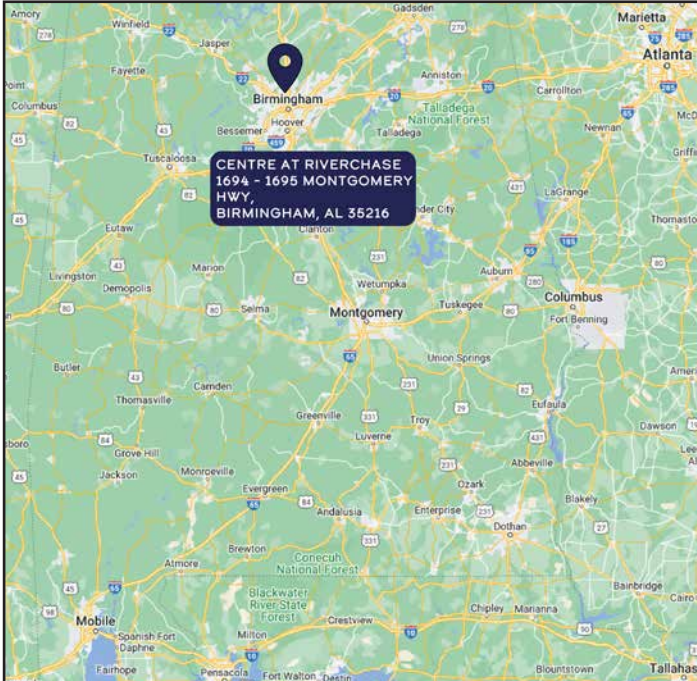
	3 Miles	5 Miles	10 Miles
Total Population	47,423	95,866	244,883
Household Income	\$103,093	\$114,949	\$95,618
2023 Household Estimate	28,511	55,810	178,942

► TENANTS



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