

Shoppes at District 31

US-31 & 7th Ave SE Alabaster, AL 35007

FIRST WATCH **NOW OPEN!**



FOR LEASE

Property Highlights

- Only 3 spaces remaining!
- Signalized access at I-65 & Highway 31 (Exit 238)
- 140,000+ VPD at one of Alabama's busiest retail intersections
- Co-tenancy with First Watch, Chipotle, CAVA, Panera Bread & more
- Serving the fast-growing Shelby County/ Birmingham South trade area



SQ FT
1,400-2,500



TRAFFIC
40,285 VPD



ACCESS
US-31

Demographics

	3 mile	5 mile	7 mile
Population	33,009	65,786	92,144
Households	12,361	24,831	35,034
Med HH Income	\$101,528	\$107,224	\$111,190

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Site Plan



AVAILABLE SPACE

Suite	Space Size
3006	2,500 SF
3202	2,018 SF
3203	1,477 SF

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Market Aerial



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Additional Photos



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