

FOR LEASE

LAKESHORE PAVILION

2860 Lakeshore Parkway
Birmingham, AL 35211

Newly constructed Publix-anchored neighborhood center at the southwest corner of Lakeshore Parkway, a major commuter route to/from I-65, and Shannon Wenonah Road, the main thoroughfare for Oxmoor Valley.

22,400 square feet of leasable space perfectly positioned at the main entrance to the Robert Trent Jones at Oxmoor Valley Golf Course, four-star Renaissance Birmingham Ross Bridge Golf Resort & Spa, and the exclusive Ross Bridge residential community. Additional new proposed 900 unit residential development is located 2 miles from the center.

High daily traffic counts
Pylon sign and ample parking available
Call for additional information and pricing



retail specialists



BEAU YOUNG

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No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

A Development By **MAB American**

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BIRMINGHAM

HOMWOOD

SAMFORD UNIVERSITY

BROOKWOOD BAPTIST MEDICAL CENTER

VESTAVIA HILLS

STATE FARM OPERATION CENTER

RED MOUNTAIN PARK

HIBBETT SPORTS CORPORATE REGIONS CORPORATE

ROBERT TRENT JONES AT OXMOOR VALLEY

ROSS BRIDGE GOLF RESORT & SPA

NEW PROPOSED 900 UNIT RESIDENTIAL DEVELOPMENT

DOLLAR GENERAL DISTRIBUTION CENTER

BESSEMER

HOOVER

WILDWOOD NORTH

- Walmart Neighborhood Market
- Publix
- chili's
- McDonald's
- IHOP
- Wendy's
- MILOS
- Godfather's Pizza
- at&t
- Best Western

- LOWE'S
- Hilton Garden Inn
- FOUR POINTS BY SHERATON
- Suburban

WILDWOOD CENTRE

- HOBBY LOBBY
- DOLLAR TREE
- sears outlet
- HOOTERS
- Starbucks
- BBQ-BUFF
- TACO BELL
- SportClips HAIRCUTS
- Chick-fil-ee

LAKESHORE PAVILION

Publix

DOLLAR GENERAL

Highly Market

PREMIERE CINEMAS

CVS

Publix

T.J. Maxx HomeGoods

Walmart Neighborhood Market

Walmart Neighborhood Market

Highly Market

Walmart

Sams Club

Publix



AVAILABLE SPACE

Highly visible shop spaces totaling 22,400 SF
1.5 acre outlot

HIGH TRAFFIC COUNTS

Lakeshore Pkwy at West Oxmoor 30,000 VPD
Shannon Wenonah, south of Lakeshore Pkwy 10,808 VPD

DEMOGRAPHICS

	Trade Area	3-Mile
Population	70,233	28,611
Avg HH Income	\$75,875	\$80,763

SUITE	TENANT	SF
A-1	Goodwill	1,400
A-2	Arch 4 U	1,400
A-3	Luxury Nails	1,400
A-4	Great Clips	1,400
A-5	Red Mountain Pediatric Dentistry	1,750
A-6	Bates Orthodontics	2,450
A-8	Benchmark Physical Therapy	1,400
A-9	Blue Vision Center	1,400
A-10	AVAILABLE	1,400
A-11	AVAILABLE	1,400
A-12	AVAILABLE	1,400
A-13	Wings R King	1,400
B1-B3	AVAILABLE	4,200





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