



retail specialists

FOR LEASE

3,187 SF AVAILABLE



Chace Lake Station

4745 Chace Circle, Hoover, AL 35244



Property Highlights

- Available: 3,187 SF, former WeCare tlc space
- High-Quality Tenant Mix including First Watch, Buff City Soap, Taziki's and more
- Built-in daytime demand driver
- Established Residential Trade Area with a strong surrounding rooftop base
- Excellent Regional Connectivity with convenient access to major highways and key surrounding markets



SQ FT

3,187



TRAFFIC

±33,213 VPD



ACCESS

Hwy 31

Demographics	3 mile	5 mile	7 mile
Population	54,818	113,968	205,024
Household	24,146	47,601	84,422
Med HH Income	\$93,262	\$109,738	\$115,865

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Market Aerial



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Additional Photos

Building 1



Building 2



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