



sleep  number

# CHIPOTLE & SLEEP NUMBER

HOOVER, ALABAMA (BIRMINGHAM MSA)

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM



**\$3,701,000 | 6.15% CAP RATE**

- » 100% Leased Two-Tenant Center with Scheduled Rental Increases
- » New Corporate Leases - Chipotle NYSE: "CMG" | Sleep Number NASDAQ: "SCSS"
- » Sleep Number is a Relocation Store from a High-Volume Location
- » High Traffic Location with Excellent Highway Visibility
- » Excellent Visibility and Access to John Hawkins Parkway (29,492 VPD)
- » Convenient Access to Interstate 459 (63,284 VPD)
- » Located Within the Stadium Trace Mixed-Use Development
- » Anchored by UAB Medicine and ALDI
- » Located in Dense Retail Corridor at an Entrance to Riverchase Galleria, with 15 Million Annual Visitors (Alabama's Top Tourist Attraction)
- » Large, Affluent Customer Base
- » 101,129 Residents with an Average Household Income of \$135,112 Within Five Miles
- » New 2020 Construction Featuring Chipotle Drive-Thru ("Chipotlane")

FILE PHOTOS



Cushman and Wakefield Inc. LIC. # 00616335

This property is listed in conjunction with Alabama-licensed real estate broker JLL.

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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**YURAS  
AICALE  
FORSYTH  
CROWLE** | Leased Investment Team

[www.YAFteam.com](http://www.YAFteam.com)



# INVESTMENT SUMMARY

<b>ADDRESS</b>	1051 Amber Drive, Hoover, Alabama 35226
<b>PRICE</b>	<b>\$3,701,000</b>
<b>CAP RATE</b>	<b>6.15% return</b>
<b>NOI</b>	\$227,557
<b>OCCUPANCY</b>	100%
<b>YEAR BUILT</b>	2020
<b>BUILDING SF</b>	5,522 SF
<b>PARCEL SIZE</b>	0.97 acres (42,254 SF)
<b>TENANTS</b>	Chipotle & Sleep Number



FILE PHOTO

## 100% LEASED RETAIL CENTER WITH STRONG CORPORATE TENANTS

- » New long-term corporate leases to Chipotle (NYSE: "CMG") and Sleep Number (NASDAQ: "SCSS")
- » Sleep Number is a relocation store from a nearby high-volume location
- » Scheduled rental increases in the primary term and option periods

## HIGH-TRAFFIC LOCATION WITH EXCELLENT HIGHWAY VISIBILITY

- » Excellent visibility and access to more than 29,492 vehicles per day on John Hawkins Parkway
- » Nearby access to Interstate 459 (63,284 VPD), and Interstate 65 (124,540 VPD)

## LOCATED IN THE STADIUM TRACE MIXED-USE DEVELOPMENT & NEAR THE RIVERCHASE GALLERIA COMPLEX

- » Stadium Trace is a new mixed-use development with nearly 1,500 feet of frontage on Interstate 459
- » Anchored by UAB Medicine and ALDI
- » The Riverchase Galleria complex features over 200 retail stores, the Birmingham region's only Costco, a 15-story Hyatt Regency hotel, and the 17-story Galleria Tower office building

## LARGE, AFFLUENT CUSTOMER BASE IN GROWING SUBMARKET

- » 101,129 residents with an average household income of \$135,112 live within a five-mile radius
- » Close proximity to significant new retail and residential developments, including the 339-acre expansion of the Trace Crossings housing community

## NEW 2020 CONSTRUCTION

- » New building, limiting near-term deferred maintenance or capital costs
- » Features dedicated Chipotle drive-thru ("Chipotlane"), providing additional customer convenience and boosting sales revenue

# RENT ROLL

Tenant Name	Square Feet	% of Property	Lease Term		Current Rental Rates					Future Rental Rates					Recovery Type
			Start	Term	Start	Monthly	PSF	Annual	PSF	Date	Monthly	PSF	Annual	PSF	
Chipotle	2,503	45.33%	Sep-20	10 Years	Current	\$9,403	\$3.76	\$112,835	\$45.08	Sep-25	\$10,343	\$4.13	\$124,119	\$49.59	NN + 10% Administrative Fee
										Options - 4 Option at 5 Years					
										Sep-30	\$11,378	\$4.55	\$136,531	\$54.55	
										Sep-35	\$12,515	\$5.00	\$150,183	\$60.00	
										Sep-40	\$13,767	\$5.50	\$165,202	\$66.00	
										Sep-45	\$15,144	\$6.05	\$181,722	\$72.60	
Sleep Number	3,019	54.67%	Oct-20	10 Years	Current	\$9,560	\$3.17	\$114,722	\$38.00	Oct-25	\$10,516	\$3.48	\$126,194	\$41.80	NN + 10% Administrative Fee
										Options - 2 Options at 5 Years					
										Oct-30	\$11,573	\$3.83	\$138,874	\$46.00	
										Oct-35	\$12,730	\$4.22	\$152,761	\$50.60	
TOTALS/AVERAGES	5,522					\$18,963	\$3.43	\$227,557	\$41.21						
Occupied SF	5,522	100.0%													
Available	0	0.0%													
Total SF	5,522	100.0%													





**Hoover Commons**

**PNC BANK**

**Riverchase Promenade**

**ULTA BEAUTY**  
**McDonald's**  
**OLLIE'S OUTLET**  
Bargains  
GOOD STUFF CHEAP

**Office DEPOT**  
Michael's  
Where Creativity Happens  
**BIG LOTS!**

**Riverchase Galleria**

**macy's**  
**OLD NAVY**  
**jcpenny**  
**VON MAUR**

**THE HOME DEPOT**

**Riverchase Village**

**BEST BUY**  
**PET SMART**  
**Walgreens**  
**CVS**

**COSTCO WHOLESALE**

**Starbucks**

**Sam's CLUB**  
**Tanera BREAD**

**Patton Creek**

**AMC THEATRES**  
**DICK'S SPORTING GOODS**

**Chick-fil-A**

**The Grove**

**TARGET**  
**KOHL'S**  
**Marshall's**  
**PETCO**  
**at home**  
**Chick-fil-A**  
**Freddy's STEAKBURGERS**  
**EXPRESS OIL CHANGE 10 MINUTE SERVICE**  
**BBVA**  
**Compass**  
**Batteries + Bulbs**  
**Starbucks**

**Interstate 459**  
(63,284 AADT)

**SUBARU**  
**Applebee's GRILL & BAR**

**Holiday Inn**  
(111 rooms)

**EMBASSY SUITES**  
(208 rooms)

**Residence Inn Marriott**  
(118 rooms)

**CarMax**

**TOYOTA**

**Brookwood Baptist Health**

**Publix**

**Ford**

**Walmart**  
**Academy**  
**BUFFALO WILD WINGS**  
SPORTS + OUTDOORS

**LONGHORN STEAKHOUSE**  
(Under Construction)

**Shell**

**CIRCLE K**

**SYNOVUS**

**Hoover Urgent Care**

**WELLS FARGO**

**Andy's Farm Market & Garden Center**

**Hoover Family Dentistry**

**WAFFLE HOUSE**

**John Hawkins Parkway**  
(29,492 AADT)

**The Crossings of Hoover**

**SPROUTS FARMERS MARKET**  
**Starbucks**  
**McDonald's**  
**at&t**  
**JP MORGAN CHASE**

**MEDICAL WEST**  
an affiliate of the **UVA HEALTH SYSTEM**

**CHIPOTLE MEXICAN GRILL**  
**sleep number**  
(Under Construction)

**DULUTH TRADING CO.**

**Arby's**

**WALK-ON'S SPORTS BISTROUX**  
(Future Development)

**ALDI**

**REGIONS**  
**New Construction**  
(30,000-SF Medical Clinic)





DOWNTOWN BIRMINGHAM  
(15 miles)

### The Grove



### The Preserve

Vecchia Pizzeria & Mercato,  
Moss Rock Tacos & Tequila,  
Stone Salon, Cooking with Culture

Harriette W. Gwin  
Elementary School  
(573 students)

Hoover  
Sports Park  
Central

Shades Mountain  
Community Park

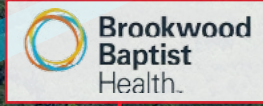


### The Crossings of Hoover



John Hawkins Parkway  
(29,492 AADT)

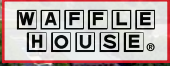
Interstate 459  
(63,284 AADT)



Hoover  
Urgent  
Care



New  
Construction  
(30,000-SF  
Medical Clinic)







Bessemer  
Airport Authority

Interstate 459  
(63,284 AADT)

**CVS**  
pharmacy

**MEDICAL WEST**  
an affiliate of the **UVA HEALTH SYSTEM**

**CHIPOTE**  
sleep + number  
(Under Construction)

**LONGHORN**  
STEAKHOUSE  
(Under Construction)

The Crossings of Hoover  
**SPROUTS**  
FARMERS MARKET  
**Starbucks**  
**McDonald's**  
**at&t**  
**JP Morgan Chase**

John Hawkins Parkway  
(29,492 AADT)

**SYNOVUS**

**Brookwood Baptist Health**

**Arby's**

Hoover Urgent Care

**CIRCLE K**

**WELLS FARGO**

New Construction  
(30,000-SF Medical Clinic)

**WALK-ON'S**  
SPORTS BISTROUX  
(Future Development)

**Culver's**  
Welcome to Culver's

**DULUTH TRADING CO.**

**Stadium Trace Village**  
**ALDI**  
MOOYAH, Super Chix, O'henry's Coffees, Wrapsody of Hoover, SMOOSH Cookies, Big Whisky's American Restaurant & Bar

**Publix**

**The Village at Brock's Gap**  
The Whole Scoop Ice Cream, Santos Coffee, Tire Luna Bar & Kitchen, Cakefect, Keller Williams, The Pinte Dance Arts & Pediatric Dentistry

**REGIONS**

**WAFFLE HOUSE**

Hoover Family Dentistry

Andy's Farm Market & Garden Center

Finley Center  
Hoover Metropolitan Complex

Trace Crossings Elementary School  
(490 students)





Pelham High School  
(920 students)

Hoover High School  
(2,902 students)

Hoover Met  
Baseball Fields  
Trace Crossings  
Elementary School  
(490 students)


New Construction  
(499 new lots)

Robert F. Bumpas  
Middle School  
(812 students)

Finley  
Center

Hoover  
Metropolitan  
Complex

**The Village at Brock's Gap**  
The Whole Scoop Ice Cream, Santos  
Coffee, Tire Luna Bar & Kitchen,  
Cakeffect, Keller Williams, The Pinte  
Dance Arts & Pediatric Dentistry

**Stadium Trace Village**  
 **MOOYAH, Super Chix, O'henny's  
Coffees, Wrapsody of Hoover,  
SMOOSH Cookies, Big Whisky's  
American Restaurant & Bar**

  
**sleep number**  
(Under Construction)

 **MEDICAL WEST**  
an affiliate of the **UVA HEALTH SYSTEM**

 **REGIONS**

 **CIRCLE K**

New  
Construction  
(30,000-SF  
Medical Clinic)

 **DULUTH  
TRADING  
CO.**

 **WALK-ON'S**  
SPORTS DISTREUX  
(Future Development)

**The Crossings of Hoover**  
 **SPROUTS**  
FARMERS MARKET  
  **at&t** 

Andy's Farm  
Market & Garden  
Center

Hoover  
Family  
Dentistry

 **WELLS  
FARGO**

Hoover  
Urgent  
Care

 **Culver's**  
Welcome to Culver's

 **Arby's**

Future  
Construction


 **LONGHORN**  
STEAKHOUSE  
(Under Construction)

 **Interstate 459**  
(63,284 AADT)

**John Hawkins Parkway**  
(29,492 AADT)

 **Publix**

 **SYNOVUS**

 **Brookwood  
Baptist  
Health.**

 **Shell**



# SITE PLAN



DRIVE-THRU

FUTURE RESTAURANT

FUTURE RETAIL

JOHN HAWKINS PARKWAY

AMBER DRIVE



CHIPOTLANE

  
±2,503 SF

sleep  number  
±3,019 SF

SIGN





# TENANT SUMMARIES



Chipotle Mexican Grill, Inc. is an American chain of fast casual restaurants in the U.S., U.K., Canada, Germany, and France, specializing in Mission burritos and tacos. Chipotle uses high-quality raw ingredients, classic cooking methods, and a distinctive interior design, and has friendly people to take care of each customer. The company has released a mission statement called Food with Integrity, which highlights its efforts in using naturally-grown ingredients; Chipotle serves more naturally raised meat than any other restaurant chain.

As of December 31, 2018, Chipotle Mexican Grill, Inc. operates nearly 2,500 Chipotle restaurants in the United States, Canada, the United Kingdom, France, and Germany. Average restaurant sales for 2018 were \$2.004 million and comparable restaurant sales increased 4.0% over 2017.

For more information, please visit [www.chipotle.com](http://www.chipotle.com).

<b>TICKER</b>	<b>NYSE: "CMG"</b>	<b># OF LOCATIONS</b>	<b>2,500</b>
<b>REVENUE</b>	<b>\$4.9B</b>	<b>HEADQUARTERS</b>	<b>Denver, CO</b>

# LEASE ABSTRACT

<b>TENANT</b>	Chipotle Mexican Grill of Colorado, LLC	
<b>GUARANTOR</b>	Chipotle Mexican Grill, Inc	
<b>ADDRESS</b>	<a href="#">1051 Amber Drive, Hoover, Alabama 35226</a>	
<b>RENT COMMENCEMENT</b>	September 29th, 2020 (Estimated)	
<b>LEASE EXPIRATION</b>	September 28th, 2030 (Estimated)	
<b>RENEWAL OPTIONS</b>	Four (4) five (5) year options	
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-5 6-10 11-15 (Option 1) 16-20 (Option 2) 21-25 (Option 3) 21-25 (Option 4)	<b>NOI</b> \$112,836 \$124,119 \$136,531 \$150,184 \$165,203 \$181,723
<b>COMMON AREA COSTS</b>	Tenant shall pay Landlord's estimate of Tenant's Proportionate Share of Common Area Expenses.	
<b>REAL ESTATE TAXES</b>	Tenant agrees to pay Tenant's Proportionate Share of the amount of property taxes and assessments levied against the Center	
<b>INSURANCE</b>	Tenant shall at all times during the Term hereof and at its own cost and expense procure and continue in force a policy of commercial general liability insurance (also known as broad form comprehensive general liability insurance), "Special Form" property insurance coverage, with standard exceptions, covering its fixtures, equipment and personal property located on the Premises, together with insurance against vandalism and malicious mischief. Landlord agrees to insure or cause to be insured the Building, the Center and all improvements owned by Landlord or not, but excluding anything insured by Tenant in Section	
<b>REPAIR &amp; MAINTENANCE</b>	Except as otherwise provided in this Lease, Tenant shall repair and maintain as necessary all parts of the Premises not Landlord's responsibility in this Lease (except for ordinary wear and tear, loss by fire or other casualty or damage caused by Landlord), including all HVAC equipment and mechanical equipment serving the Premises exclusively.	
<b>UTILITIES</b>	Tenant shall pay for all separately metered water, gas, heat, electricity, sewer charges, telephone, and any other utility or service charge related to its occupancy of the Premises.	
<b>MAINTENANCE BY LANDLORD</b>	Landlord, at its sole cost and expense, shall maintain in good order, condition and repair (including replacements and upgrades thereof), life safety systems, the foundations, subflooring, footings, walls, all unexposed plumbing, all structural elements of the Premises, all mechanical equipment not serving the Premises exclusively, all heating, ventilating and air-conditioning equipment not serving the Premises exclusively and the roof (including its waterproof membrane) of the Premises in a watertight condition.	
<b>RIGHT OF FIRST REFUSAL</b>	None	



# TENANT SUMMARIES



Select Comfort, also known as Sleep Number, is a U.S.-based manufacturer of Sleep Number and Comfortaire beds as well as foundations and bedding accessories. The company's signature product is the Sleep Number bed, an adjustable air mattress which allows individuals to adjust the firmness and support on each side of the mattress at the touch of a button. Sleep Number products are sold through over 580 stores located across the United States, direct marketing operations, and online at [sleepnumber.com](http://sleepnumber.com). Today, Sleep Number is the leader in sleep innovation and is the winner of J.D. Power's 2018 Mattress Satisfaction Report.

Sleep Number delivered 6% net sales growth in fiscal 2018 and a 24 percent increase in earnings per share. The average Sleep Number store generated \$2.7 million in sales in 2018, averaging \$998 in sales per square foot.

For more information, please visit [www.sleepnumber.com](http://www.sleepnumber.com).

<b>TICKER</b>	<b>NASDAQ: "SCSS"</b>	<b># OF LOCATIONS</b>	<b>580+</b>
<b>REVENUE</b>	<b>\$1.53B</b>	<b>HEADQUARTERS</b>	<b>Minneapolis, MN</b>

# LEASE ABSTRACT

<b>TENANT</b>	Select Comfort Retail Corporation O/B/A Sleep Number, a Minnesota corporation	
<b>GUARANTOR</b>	Select Comfort Retail Corporation O/B/A Sleep Number, a Minnesota corporation	
<b>ADDRESS</b>	<a href="#">1051 Amber Drive, Hoover, Alabama 35226</a>	
<b>RENT COMMENCEMENT</b>	October 15, 2020 (estimated)	
<b>LEASE EXPIRATION</b>	October 14, 2030 (estimated)	
<b>RENEWAL OPTIONS</b>	Two (2) five (5) year options	
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-5 6-10 11-15 (Option 1) 16-20 (Option 2)	<b>NOI</b> \$114,722 \$126,194 \$138,874 \$152,761
<b>ADDITIONAL RENT &amp; TENANT'S PROPORTIONAL SHARE</b>	<p>Additional Rent: In addition to Minimum Rent, Tenant shall pay to Landlord, Tenant's "Proportionate Share" (as defined below) of CAM Expenses, Taxes and Insurance Costs as defined and set forth below, and any expenses or assessments imposed on the Premises or the Land pursuant to the Declaration (other than penalties and fees owing due to a default by Landlord under the Declaration, the "CAM Expenses"), Taxes and Insurance Costs as defined and set forth in, and subject to the terms of, Article 7, Article 11 and Article 15 (collectively, "Additional Rent").</p> <p>Tenant's Proportionate Share: Tenant's "Proportionate Share" shall be a fraction, the numerator of which is the Gross Leasable Area of the Premises and the denominator of which is the Gross Leasable Area of all the buildings located on the Landlord's Center from time to time. Tenant's Proportionate Share shall exclude any buildings or land that are separately assessed, provided that the total sum of the respective CAM Expenses, Taxes and/or Insurance Costs (as the case may be) for such separately assessed buildings or land payable by an entity other than Landlord for CAM Expenses, Taxes and/or Insurance Costs is/are excluded from the CAM Expenses, Taxes and/or Insurance Costs (as the case may be) as set forth herein. Landlord's good faith estimate of Tenant's Proportionate Share for the first Lease Year is 55%.</p>	
<b>REAL ESTATE TAXES</b>	Tenant covenants and agrees to pay, as Additional Rent, Tenant's Proportionate Share of Taxes.	
<b>INSURANCE</b>	Tenant agrees to carry commercial general liability insurance covering the Premises.	
<b>REPAIR &amp; MAINTENANCE</b>	Tenant shall, at Tenant's sole cost and expense, make and pay for all maintenance and repair necessary to keep the Premises.	
<b>MAINTENANCE BY LANDLORD</b>	Landlord shall maintain the roof, structure, and parking lot.	
<b>RIGHT OF FIRST REFUSAL</b>	None	



# PROPERTY OVERVIEW

## LOCATION

The property is strategically located with excellent visibility to both Interstate 459 (63,284 VPD) and John Hawkins Parkway (29,492 VPD). John Hawkins Parkway intersects with Interstate 459 (63,284 VPD) and Interstate 65 (124,540 VPD). Located in a dense retail corridor, the property is surrounded by several large shopping centers featuring major national tenants. The property is at the gateway to Riverchase Galleria, one of the largest shopping centers in the Southeast and Alabama's top tourist attraction, with 15 million visitors per year. In addition to over 200 retail stores—including the Birmingham region's only Costco—the Riverchase Galleria complex features a 15-story Hyatt Regency hotel and the 17-story Galleria Tower office building. Other major retailers near the property include Walmart Supercenter, Sam's Club, AMC Theatres, Barnes & Noble, Hobby Lobby, Best Buy, and Michaels, amongst many others.

The neighborhoods surrounding the property contain business and industrial parks, schools, hospitals, and recreational areas. Significant development is also happening near the property, with construction on the 339-acre expansion of the Trace Crossings housing community already underway. The property is close to major employers and dense residential neighborhoods and is supported by a large, affluent customer base; over 71,000 daytime employees work within a five-mile radius, and 101,129 residents with an average household income of \$135,112 live within the same area.

## ACCESS

Access from Amber Drive just off John Hawkins Parkway

## TRAFFIC COUNTS

John Hawkins Parkway:	29,492 AADT
Interstate 459:	63,284 AADT

## PARKING

39 parking stalls, including four (2) handicap stalls

## BUILDING SF

5,499 SF

## YEAR BUILT

2020

## NEAREST AIRPORT

Birmingham—Shuttlesworth International Airport (BHM)



**39**

PARKING  
STALLS  
+  
CROSS  
ACCESS  
PARKING



**2020**

YEAR  
BUILT



**29K**

TRAFFIC  
COUNT (AADT)



**NEAREST  
AIRPORT**

BIRMINGHAM—  
SHUTTLESWORTH  
INTERNATIONAL  
AIRPORT (BHM)



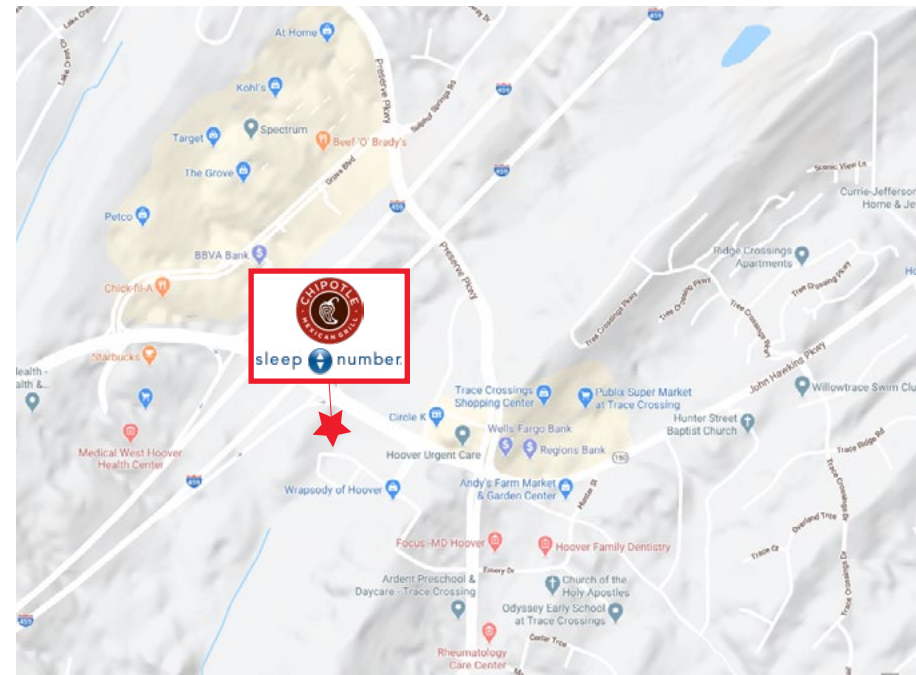
## AREA OVERVIEW

Located approximately 10 miles south of Birmingham, Hoover is Birmingham's largest suburb, with a population of over 88,000. Hoover is part of the Birmingham-Hoover, AL Metropolitan Statistical Area (MSA). Hoover is a retail hub for Alabama and is home to the Riverchase Galleria, one of the largest shopping centers in the Southeast and one of the largest mixed-use centers in the U.S., with 2.4 million square feet of total floor area. The Riverchase Galleria, which attracts an estimated 15 million visitors per year, is home to over 200 specialty stores and is anchored by Macy's, Belk's, Von Maur, JCPenney, and Sears. The Galleria complex includes restaurants, a hotel, and a 17-story office tower. In addition to retail, major sectors of Hoover's economy include healthcare, education, and business services. Hoover is served by Hoover City Schools, one of the highest ranked public school systems in Alabama. Hoover City Schools has more National Board-Certified teachers than any other system in Alabama, more Alabama Teachers of the Year than any other system in Alabama, and ACT scores above state and national averages. Hoover's central location, business-friendly climate, and excellent schools have caused the city to grow rapidly in the past several years, with residential and commercial growth expected to continue into the foreseeable future.

Birmingham is the most populous city in Alabama and is the county seat of Jefferson County. Greater Birmingham had an estimated population of 1,320,572 in 2016, making it the largest population region in Alabama, constituting over ¼ of the state's population. The Birmingham region is the largest economy in Alabama, making up over 30 percent of the state's total gross domestic product (GDP). The economy of Greater Birmingham is the most diversified of any metropolitan area in Alabama, ranging from service industries such as banking and finance to health-related technological research and heavy industry. Birmingham ranks as one of the most important business centers in the Southeastern U.S. and as one of the largest banking centers in the nation. Birmingham is also the retail, cultural, and entertainment capital of Alabama. The Birmingham metropolitan area has consistently been rated as one of America's best places to work and earn a living, based on the area's competitive salary rates and relatively low living expenses.

- » Hoover is home to the Riverchase Galleria, one of the largest shopping centers in the Southeast and one of the largest mixed-use centers in the U.S. It includes retail, hotel, and office space.
- » The Hoover Metro Area has a civilian labor force of 550,000+ people.

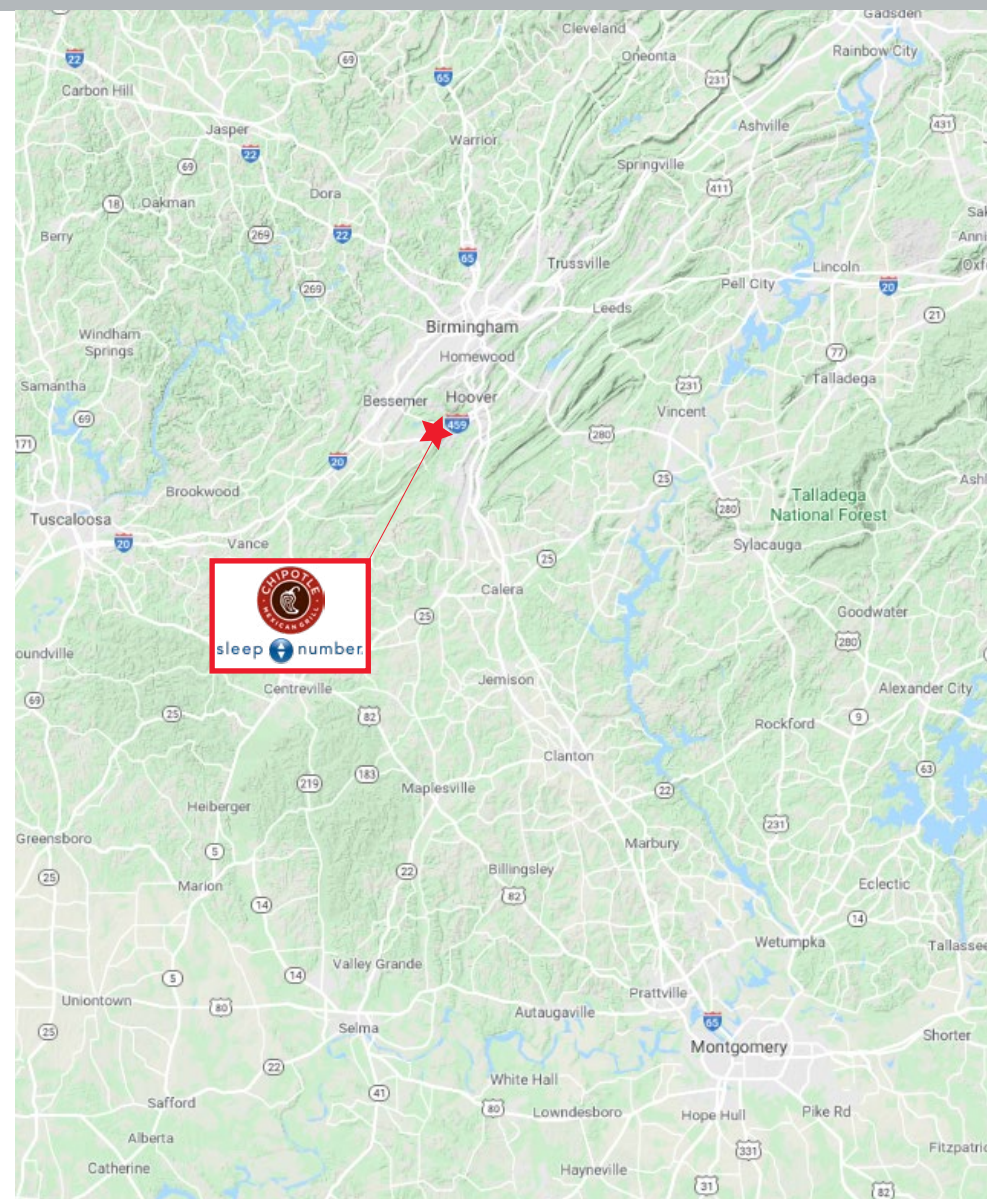
MAJOR EMPLOYERS IN BIRMINGHAM, MSA	# OF EMPLOYEES
UNIVERSITY OF ALABAMA AT BIRMINGHAM	23,000
REGIONS FINANCIAL CORPORATION	7,134
HONDA MANUFACTURING OF ALABAMA	4,800
ST. VINCENT'S HEALTH SYSTEM	4,786
BAPTIST HEALTH SYSTEM	4,633
CHILDREN'S OF ALABAMA	4,543
AT&T	4,517
ALABAMA POWER COMPANY	3,982
BLUE CROSS AND BLUE SHIELD OF ALABAMA	3,570
MERCEDES-BENZ U.S. INTERNATIONAL	3,500





# DEMOGRAPHIC PROFILE

2019 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>5,138</b>	<b>38,804</b>	<b>101,129</b>
Households	1,899	15,088	39,905
Families	1,407	10,722	26,496
Average Household Size	2.71	2.57	2.52
Owner Occupied Housing Units	1,424	11,462	26,144
Renter Occupied Housing Units	474	3,626	13,761
Median Age	40.3	40.4	37.0
<b>Average Household Income</b>	<b>\$135,112</b>	<b>\$124,976</b>	<b>\$103,934</b>
2024 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>5,246</b>	<b>40,222</b>	<b>104,769</b>
Households	1,931	15,588	41,170
Families	1,426	11,039	27,252
Average Household Size	2.72	2.58	2.53
Owner Occupied Housing Units	1,459	11,883	27,143
Renter Occupied Housing Units	472	3,705	14,027
Median Age	41.9	42.0	37.9
<b>Average Household Income</b>	<b>\$149,699</b>	<b>\$139,194</b>	<b>\$116,888</b>



**AVERAGE HOUSEHOLD INCOME OF \$135,112**  
WITHIN ONE MILE

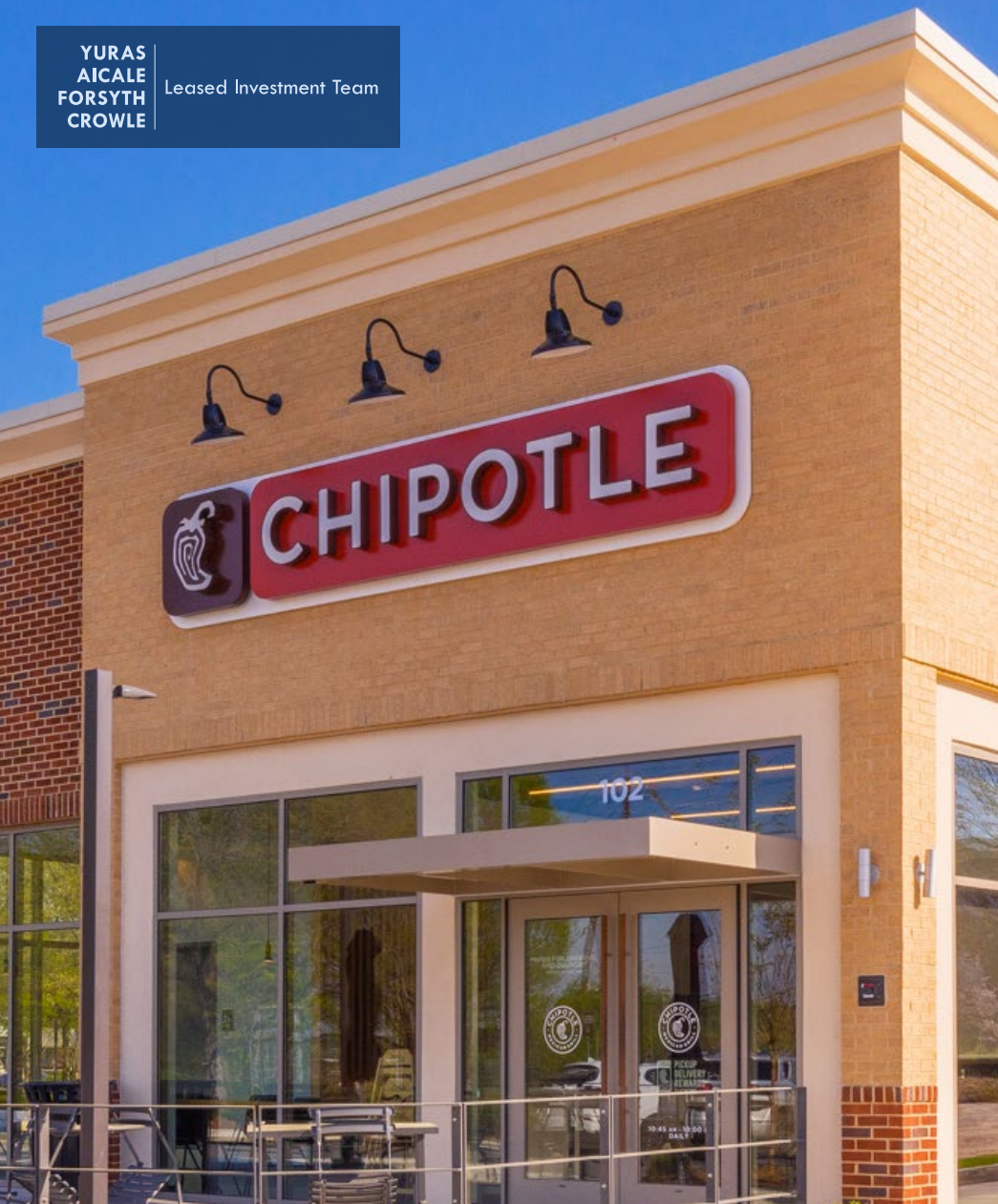


**POPULATION OF 101,129**  
WITHIN FIVE MILES



YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team



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