



# the VILLAGE @ BROCKS GAP

STADIUM PKWY / BROCKS GAP PKWY, HOOVER

## Highlights

- Premier location to Hoover's top neighborhoods, largest school system in Alabama in walking distance
- High demographic area that is underserved
- Across the street from the annual SEC Baseball tournament held at The Hoover Met as well as the nationally acclaimed Finley Center Sports and Banquet Complex
- Hoover Met Hosts Hoover High School football games and other athletic events. It is also home for the next 3 years to MLB Top East Coast Prospects sponsored by MLB.
- Multiple annual events held at The Hoover Met and large trade shows at The Finley Center such as the Annual Junior League Christmas Noel Event



**The Village at Brocks Gap** is located in the Hoover Trace Crossings community adjacent to Hoover High School, Trace Crossings Elementary School, Bumpus Middle School and the Hoover Met while being surrounded by burgeoning neighborhoods with additional large residential developments in the planning stages. This premier location is ideal for a neighborhood retail/office center that has synergy with the community. It is designed much like those that serve Mt. Brook, Vestavia and Homewood presently and are extremely successful.

# FOR LEASE

ONLY 2400 SQ FT OF PRIME RETAIL /  
OFFICE SPACE REMAINING



# FOR LEASE PRIME RETAIL / OFFICE SPACE

## TENANT ROSTER

Tre Luna Bar & Kitchen 4,000 sf	The Whole Scoop 1,441 sf	The Pointe Dance Arts 11,050 sf
Keller Williams 7,183 sf	Santos Café 2,210 sf	Moe's BBQ 3,200 sf
Burn Boot Camp 4,700 sf	Ortho Sports 1 3,594 sf	Clean Eat'z 2,400 sf
EW Motion Therapy 2,300 sf	Trak Shak 2,059 sf	
Touch & Glow Nails Spa 1,800 sf	Sugaring Wax NYC 1,200 sf	
Cakeffect 1,840 sf	eds America 1,200 sf	



## DEMOGRAPHICS

2017	1 Miles	3 Miles	5 Miles
Population	5,194	41,853	113,611
Avg Income	\$127,244	\$94,283	\$96,118



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## FOR MORE INFORMATION

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