

# Available

Former Sears | 146,000 SF  
2500 Galleria Circle, Hoover, AL

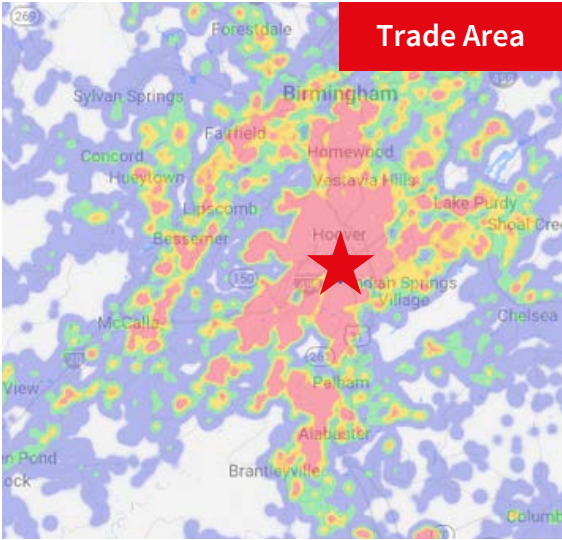


# 2500 Galleria Circle

## Hoover, AL 35244

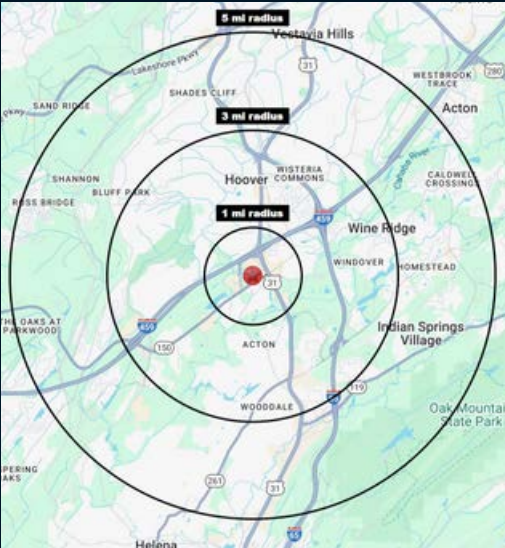
The Riverchase Galleria stands as one of the southeastern United States' largest shopping centers, spanning 1.9 million square feet and offering a diverse mix of retail, dining, and entertainment options, including major department stores, a 16-screen AMC theater, and the connected Hyatt Regency Birmingham-The Wynfrey Hotel. Its central location off I-459 has historically made it a significant regional draw

Contact Broker for  
Pricing Information



## Property Overview & Demographics

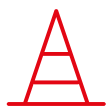
- 146,000 SF, two level former department store
- Access to John Hawkins Pkwy (35,801 VPD), and US 31 (53,008 VPD)
- Abundant surface parking, as well as access to adjacent parking garage
- Located at the SEC of I-459 (109,218 VPD) and US 31 (53,008 VPD)
- Approximately 9M visitors to Riverchase Galleria in 2024



Location	Major Retail corridor in Hoover
Size	146,000 SF
Traffic	53,008 VPD on US 31
Parking	Abundant
Signage	Pylon sign
Year Built	Built 1986   Renovated 2013

	1 mile	3 miles	5 miles
Estimated population	9,988	59,927	124,167
Estimated households	4,665	25,927	51,618
Est. Average HH income	\$90,468	\$122,976	\$139,784

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Enhanced Accessibility:  
Direct egress/access point to  
and from I-459



UAB: Largest employer in the  
state (24,000 employees) is  
located less than 10 miles north



Tourism: The Riverchase  
Galleria welcomes 9 million  
visitors annually



**\$368,559**

Owner-Occupied Median Home Value  
for the city of Hoover (2024)

**\$1.35 B**

Total Annual Retail  
Expenditure - 3 mile radius

**73.7%**

Population of Hoover that  
are White Collar Workers  
(2024)



This aerial map provides a detailed view of the Riverchase Galleria area, highlighting a mix of commercial, retail, and residential developments. Key features include:

- Commercial & Retail:** Major retailers such as Joann, Costco, Ross, World Market, and Dick's Sporting Goods are visible. Dining options include Ollie's, McDonald's, Five Belu, and various fast-food chains like Arby's and Popeyes.
- Residential:** Several apartment complexes are shown, including The Abbey at Riverchase (321 Units), City Heights (160 Units), The Park at Hoover (1,067 Units), Haven Apartments (220 Units), and Chace Lake Villas (264 Units).
- Infrastructure & Traffic:** Major roads like I-459 and I-59 are depicted, with traffic volume data (VPD) for 2024 provided for several segments (e.g., 91,304 VPD on I-459, 109,218 VPD on I-59).
- Other Landmarks:** The map also shows the AT&T Data Center (1,500 Employees), Chase Corporate Center (+211,000 SF Office), and various smaller businesses and services.



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