



AVAILABLE

FORMER SEARS | 146,000 SF

2500 Galleria Circle, Hoover, AL



PROPERTY OVERVIEW & DEMOGRAPHICS

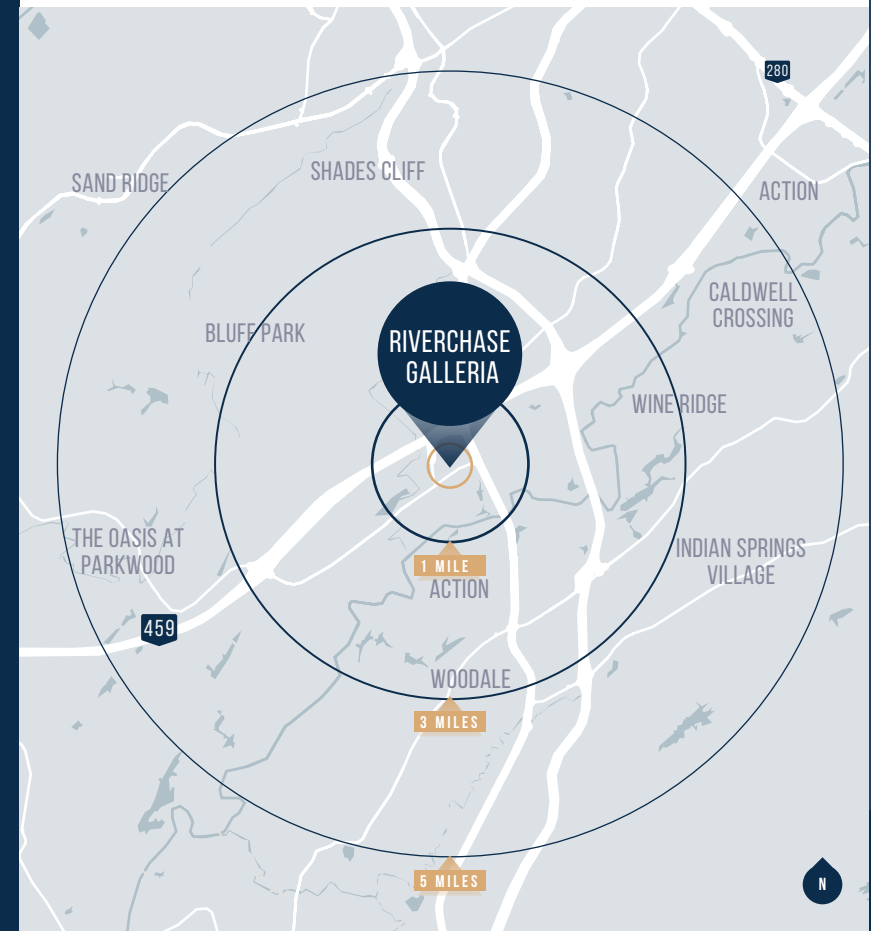
- 146,000 SF, two level former department store
- Access to John Hawkins Pkwy (35,801 VPD) ,and US 31 (53,008 VPD)
- Abundant surface parking, as well as access to adjacent parking garage
- Located at the SEC of I-459 (109,218 VPD) and US 31 (53,008 VPD)
- Approximately 9M visitors to Riverchase Galleria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

RIVERCHASE GALLERIA 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

	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

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



2500 GALLERIA CIRCLE HOOVER, AL 35244



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



OWNER-OCCUPIED MEDIAN
HOME VALUE FOR THE
CITY OF HOOVER (2024)

\$368,559

TOTAL ANNUAL RETAIL
EXPENDITURE - 3
MILE RADIUS

\$1.35 B

POPULATION OF HOOVER
THAT ARE WHITE COLLAR
WORKERS (2024)

73.7%



RETAIL AERIAL

I-459 — 1.3 MILES

HWY 31 — 0.5 MILES



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