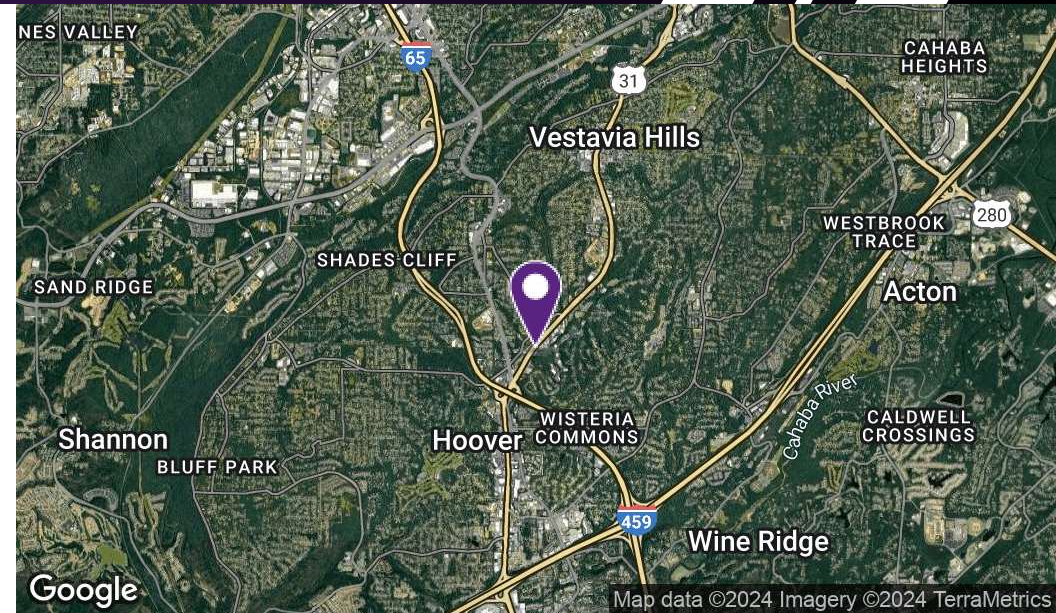


NEW DEVELOPMENT - RETAIL SPACES FOR LEASE HWY 31 1459 MONTGOMERY HIGHWAY, VESTAVIA HILLS, AL 35216



PROPERTY HIGHLIGHTS

- New retail/restaurant development located on Montgomery Highway 31 in Vestavia's commercial corridor.
- Approximately 5,183 sq ft of retail space available between two prominent restaurants, divisible into four units of approximately 1,300 sq ft each.
- Anchor tenants include Big Bad Breakfast and Waldo's Chicken & Beer, both featuring inviting outdoor patios.
- Construction is scheduled for completion in Fall of 2024, with restaurant openings anticipated in Q1 2025.

OFFERING SUMMARY

Lease Rate:	\$42.00 SF/yr (NNN)
Number of Spaces:	4
Avg Space Size:	+/-1,300 SF
Building Size (To be subdivided):	5,183 SF

SPACES	LEASE RATE	SPACE SIZE
Space 1	\$42.00 SF/yr	1,300 SF
Space 2	\$42.00 SF/yr	1,300 SF
Space 3	\$42.00 SF/yr	1,300 SF
Space 4	\$42.00 SF/yr	1,300 SF

Tyler Bradford
Garrett Laurie

Director
Associate Broker

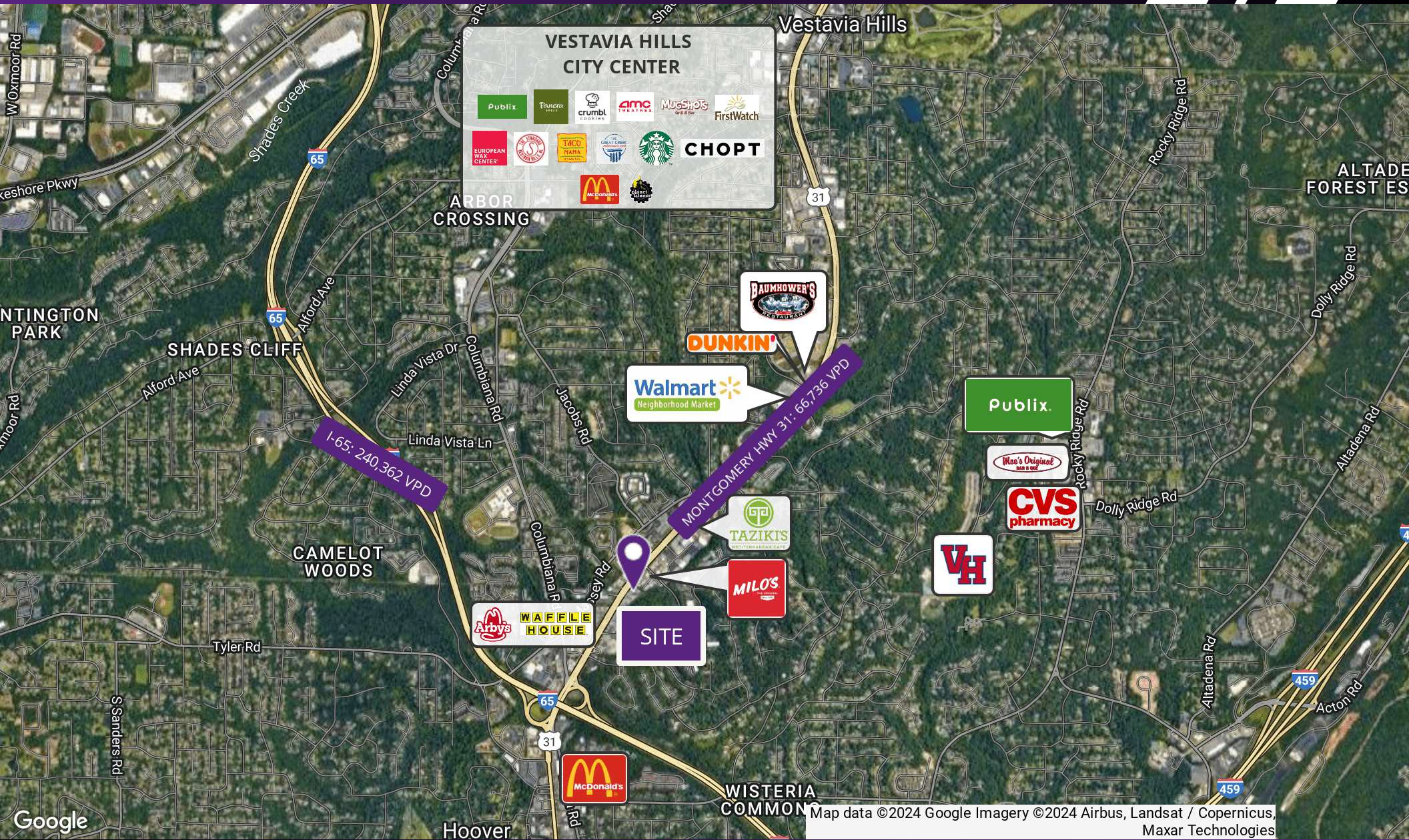
205.271.7223
205.271.7206

tbradford@southpace.com
glaurie@southpace.com

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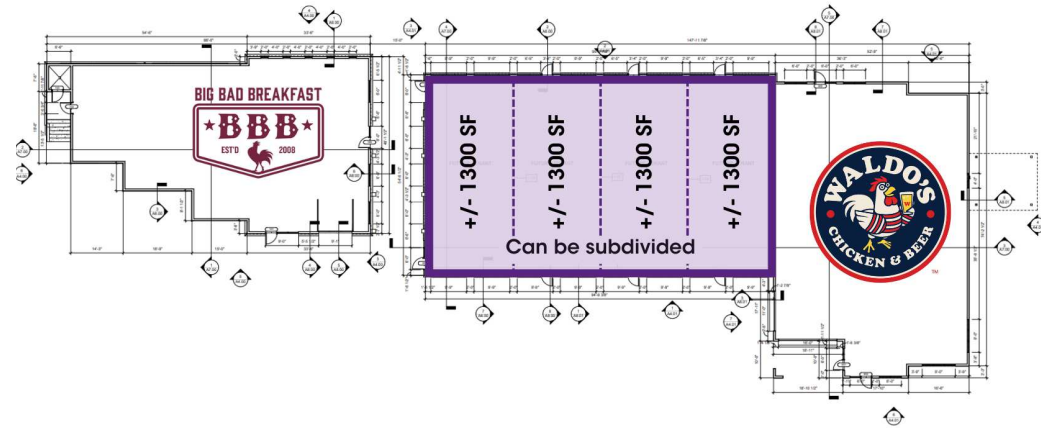
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Tyler Bradford Director 205.271.7223 tbradford@southpace.com
 Garrett Laurie Associate Broker 205.271.7206 glaurie@southpace.com

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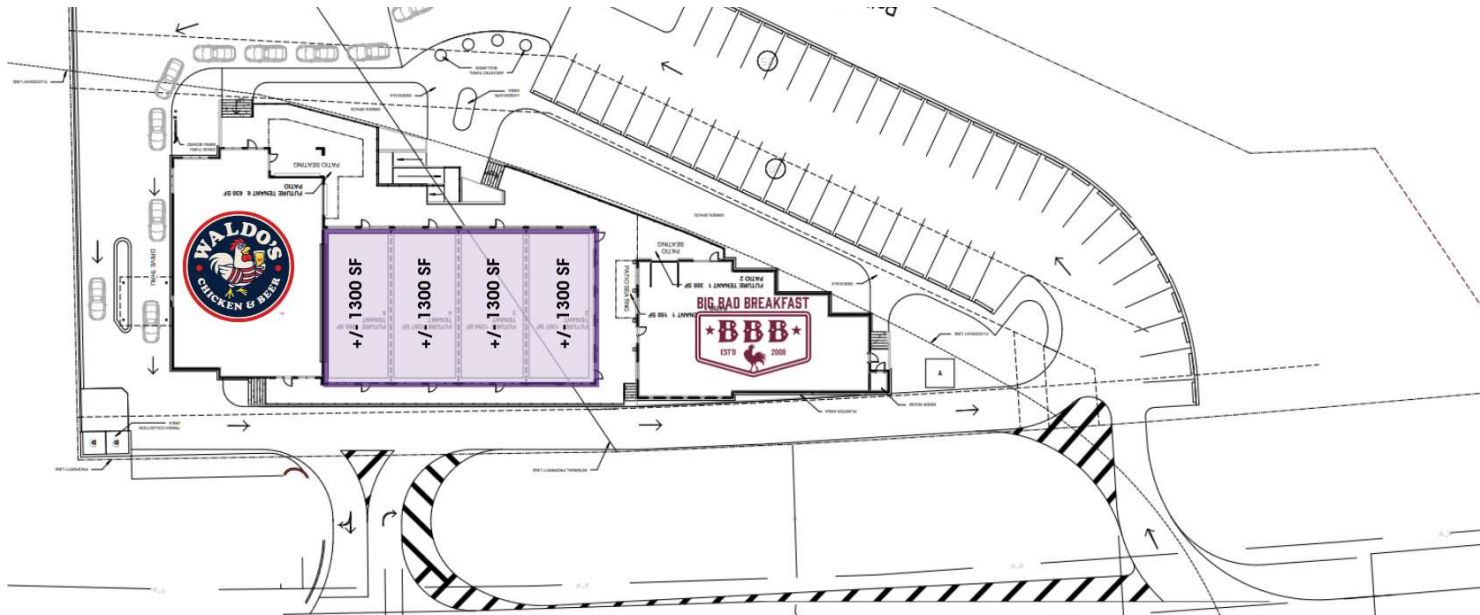
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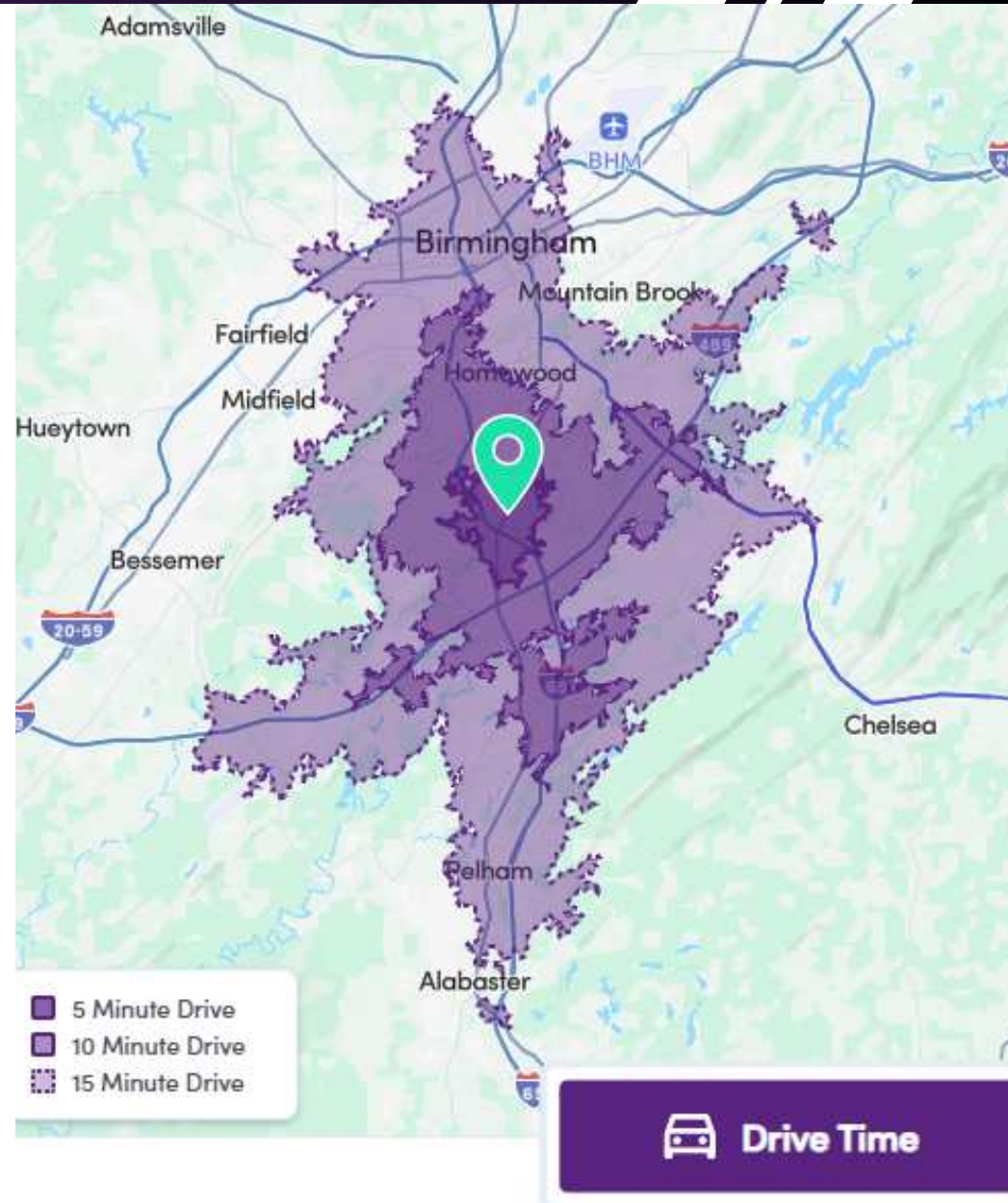
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POPULATION AND INCOME	5 MIN	10 MIN	15 MIN
Total Population	13,603	93,153	282,072
Median Household Income	\$78,943	\$91,632	\$81,892-
Total Households	5,841	38,933	120,065
Workday Population	15,835	127,959	370,542



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