



PROPERTY DESCRIPTION

Prime retail suites on heavy traffic corridor near Hwy 280. Direct traffic counts of +/-30,000 VPD and superb visibility, this property is an exceptional location for retail, medical, office, and fitness businesses. Available suites are ready for immediate occupancy, complemented by ample parking. Adjacent to proposed BJ's Wholesale Warehouse development and near prominent retailers such as Kohls, PGA Store, and Planet Fitness, this is an excellent opportunity to establish your business in a thriving commercial hub at competitive leasing rates.

OFFERING SUMMARY

Lease Rate:	Call to Discuss
Available SF:	1,213 - 2,760 SF

PROPERTY HIGHLIGHTS

- High traffic counts and visibility
- Easy access to Hwy 280
- Retail, Med-tail, Office, Restaurant, Dog Groomer and Fitness Suites available
- Abundant parking
- Nearby Retailers include Kohls, PGA Store, Milos, Alabama Outdoors, Southeastern Jewelers, Ashley Macs, Planet Fitness, CVS and Winn Dixie.

TRISH RUSHING, CCIM

205.930.1785
trushing@redrockrg.com



RETAIL FOR LEASE

5291 Valleydale Rd
Birmingham, AL 35242

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,213 - 2,760 SF	Lease Rate:	Call to Discuss

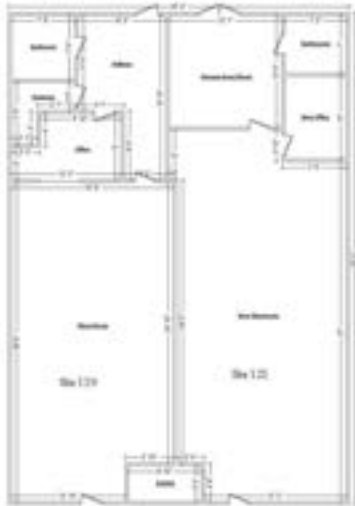
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 107 - Retail	Available	1,213 SF	NNN	Call to Discuss	-
Suite 121 - Sew Shop *Do Not Disturb Tenant*	Available	1,310 SF	NNN	Call to Discuss	Available within 30 days of Lease Execution
Suite 127 - Med-tail	Available	1,220 SF	NNN	Call to Discuss	Former Medical Day Spa Suite. Large waiting room, 4 - 5 treatment areas, Kitchen/Breakroom, Bathroom with Washer Dryer hookups.
Suite 133 - Former Leasing Office	Available	1,221 SF	NNN	Call to Discuss	Former Leasing office Open retail floor with 2 office spaces, back storage room and restroom.
Suite 139 Former Groomers	Available	1,526 - 2,760 SF	NNN	Call to Discuss	Former Dog Grooming Suite - Can Combine with 141
Suite 141 - End Cap	Available	1,234 - 2,760 SF	NNN	Call to Discuss	*sublease* End cap with drive thru. Second generation restaurant space immediately available. Can be combined with Suite 139

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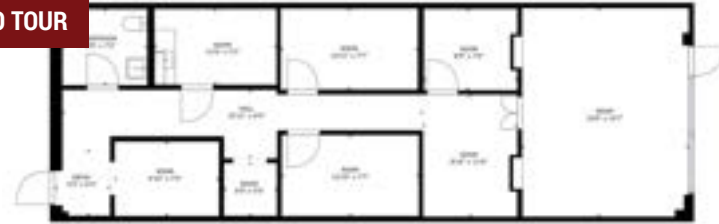
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Main Level



360° VIRTUAL TOUR

VIDEO TOUR



SUITE 127

360° VIRTUAL TOUR

VIDEO TOUR



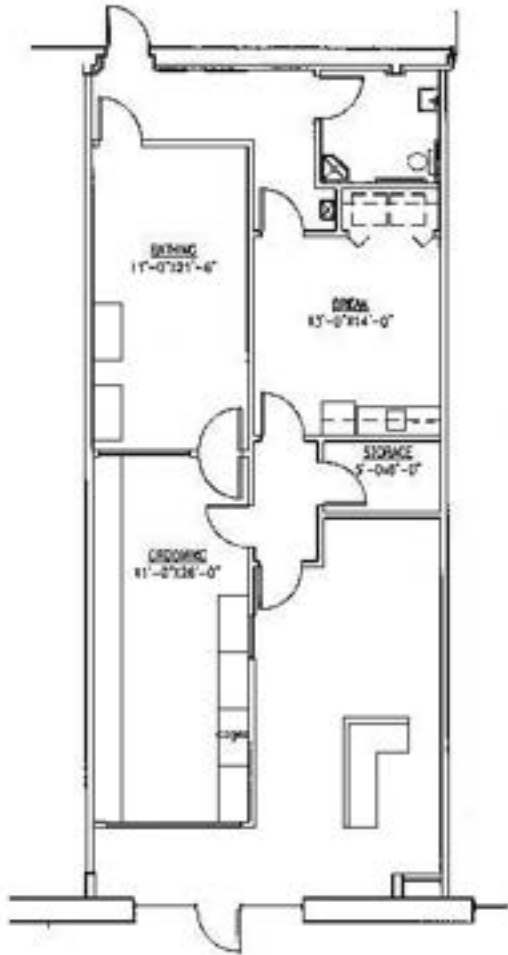
SUITE 133

SUITE 121

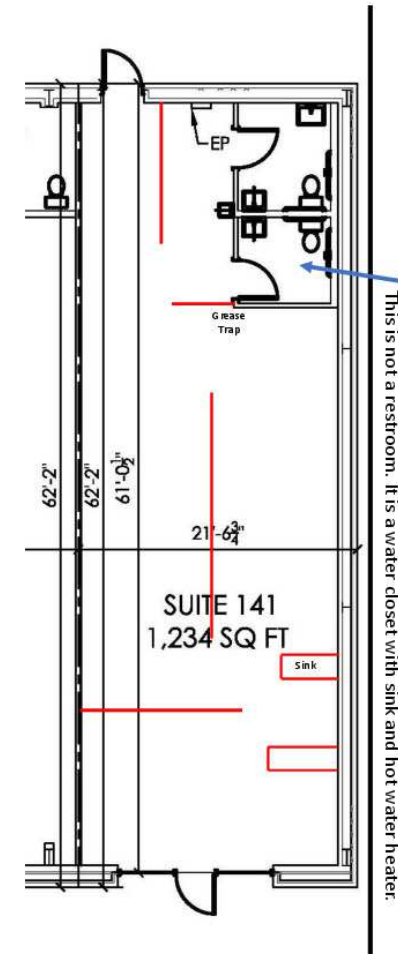
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SUITE 139



SUITE 141

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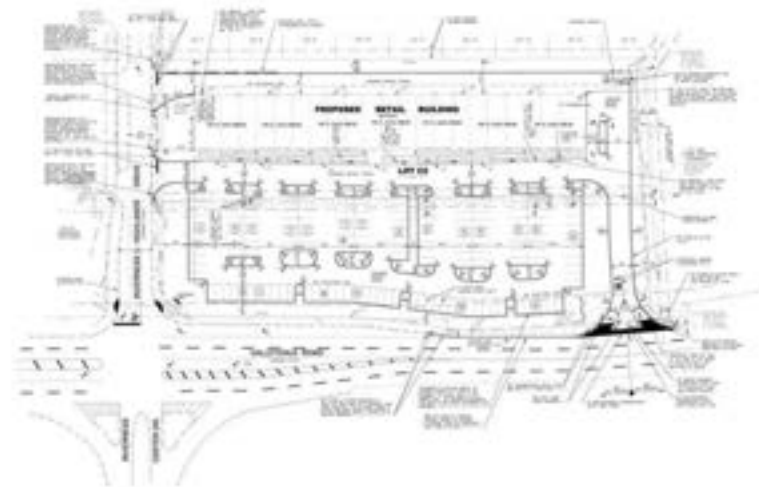
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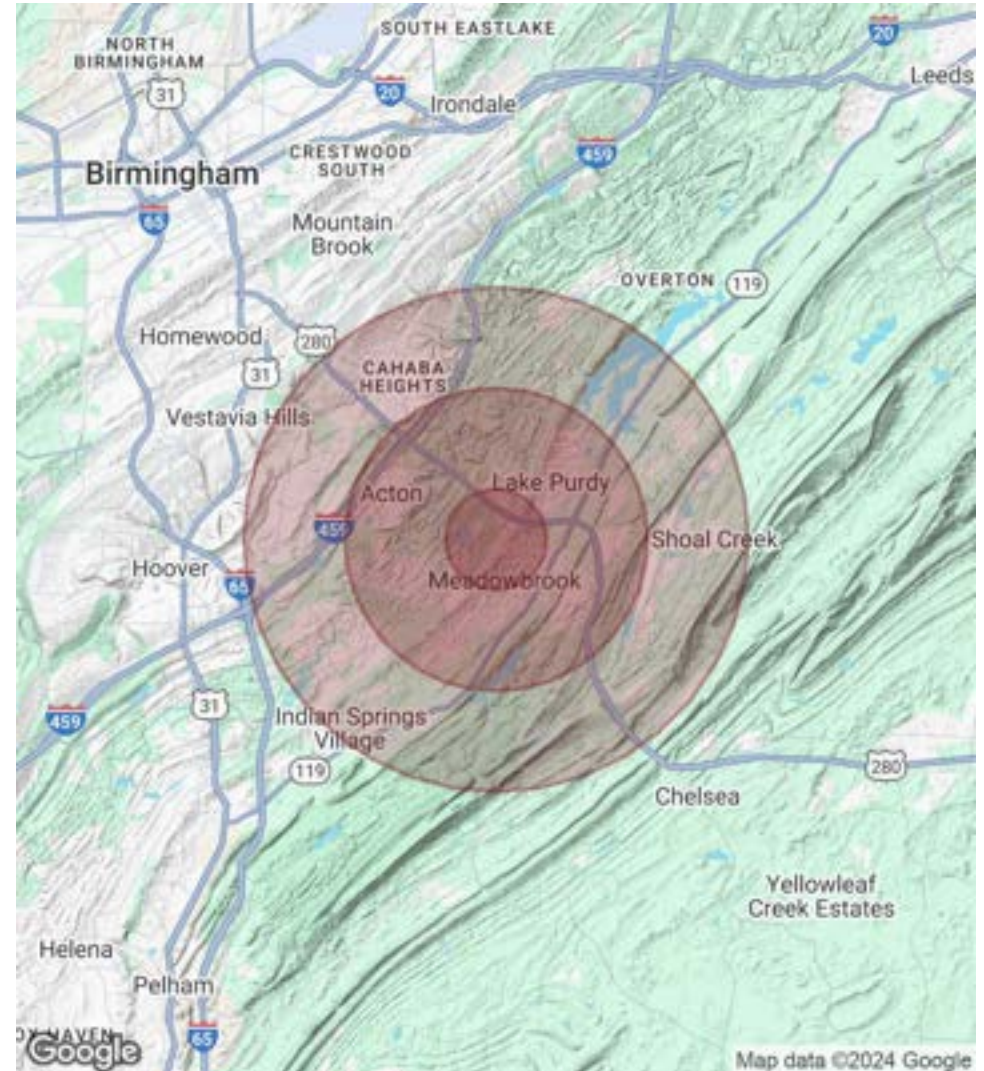
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,958	34,796	75,862
Average Age	36.3	35.7	37.8
Average Age (Male)	36.1	35.5	37.4
Average Age (Female)	36.7	36.4	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,730	15,029	31,297
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$88,284	\$99,031	\$115,614
Average House Value	\$313,235	\$333,450	\$372,984

* Demographic data derived from 2020 ACS - US Census



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