



# RETAIL SPACE FOR LEASE

8011 & 8021 Liberty Parkway, Vestavia Hills, AL 35242

New retail development in ideal Liberty Park location.

## CAHABA STATION - PROPERTY HIGHLIGHTS

- Easy access to I-459 via Liberty Parkway / Overton Road
- Located near Encompass Health (600+ Employees), Federal Reserve Bank of Atlanta (Bham Branch), and The Urban Center (1,250 Employees)
- Located in close proximity to Mountain Brook High School, Brookwood Forest Elementary, and Liberty Park Elementary/Middle Schools
- Restaurant space available with grease trap in place



### ASKING RATE:

Call for pricing



### AVAILABLE:

Building 300: up to 5,626 SF



### LOCATION:

Conveniently located off of Liberty Parkway



### TRAFFIC:

±10,000 AADT on Liberty Parkway



### HOUSEHOLDS:

12,242 within 5 miles  
900+ projected home sales in Liberty Park



 View the Drone Video



**HARBERT**  
REALTY SERVICES

**NORMAN TYNES**

ntynes@harbertrealty.com | 205.458.8105

**LACEY SCOTT**

lscott@harbertrealty.com | 205.401.1130

**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

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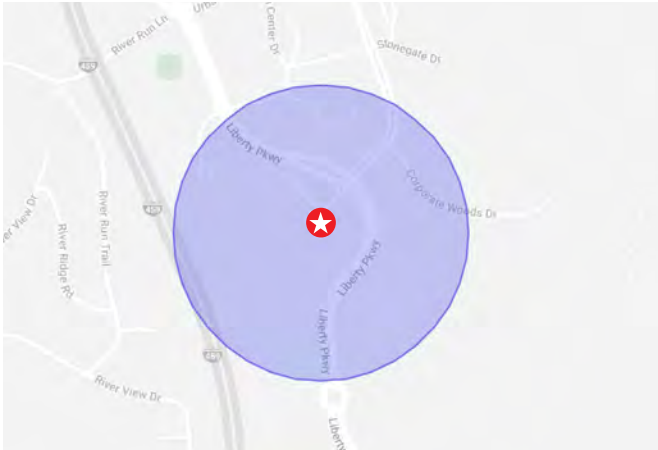


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## LOCATED IN ONE OF VESTAVIA HILLS' HIGH GROWTH CORRIDORS



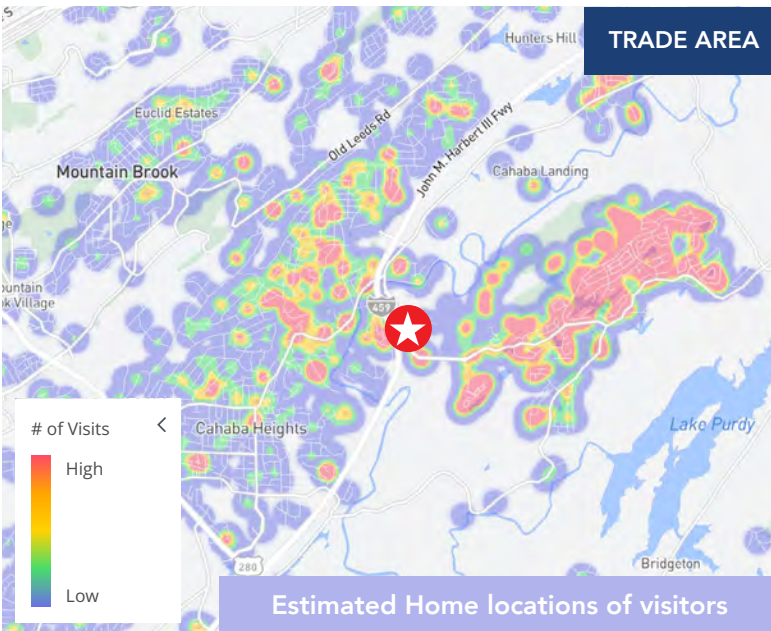
### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	309.7K
Visitors	71.5K
Visit Frequency	4.34x
Avg Dwell Time	83 minutes

**309.7K**  
VISITS

**\$188K+**  
AVG HH INCOME  
WITHIN 1 MILE

**71.5K**  
VISITORS



### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	2,419	30,505	107,528

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	967	12,494	47,737

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$188,873	\$191,517	\$173,514



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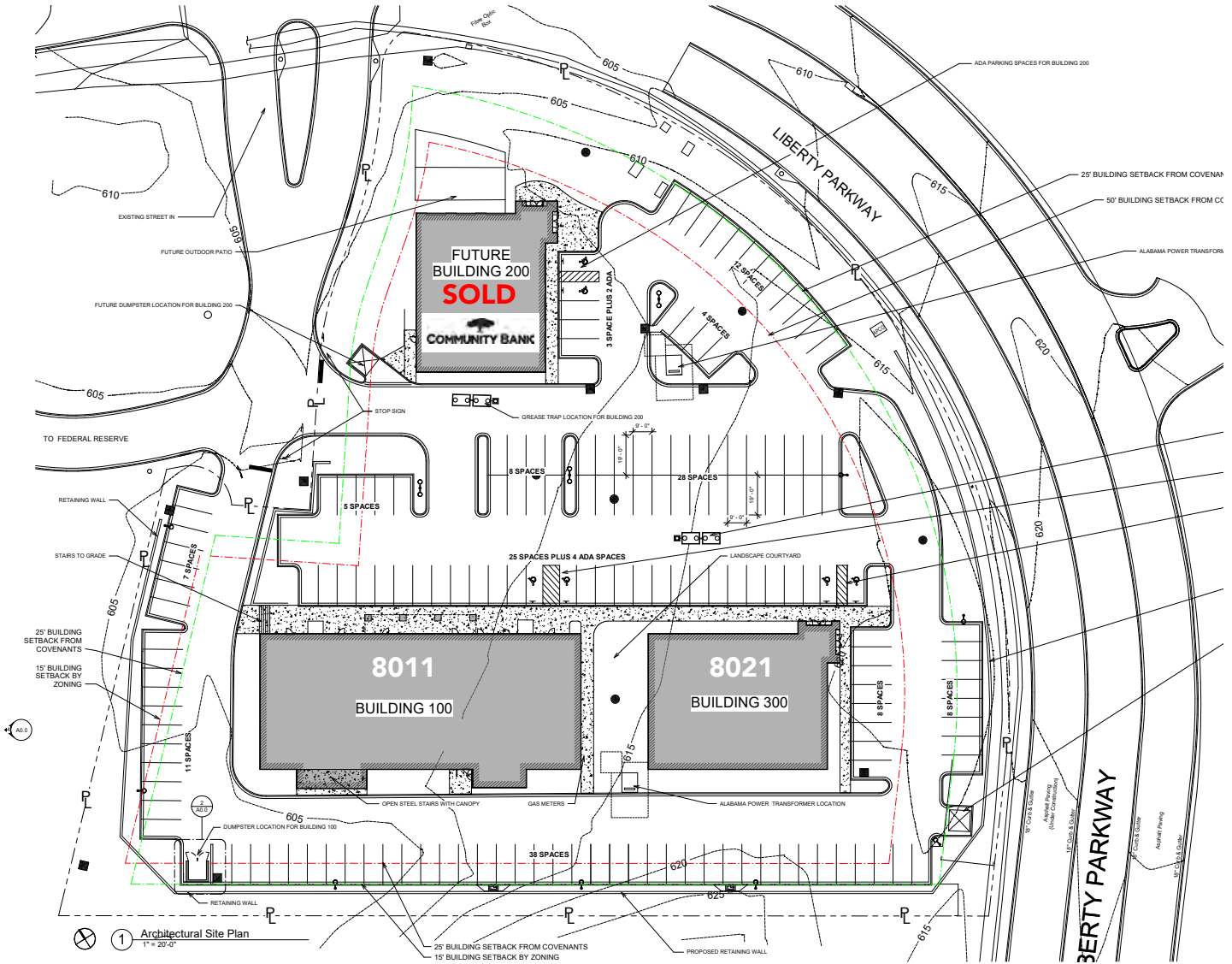
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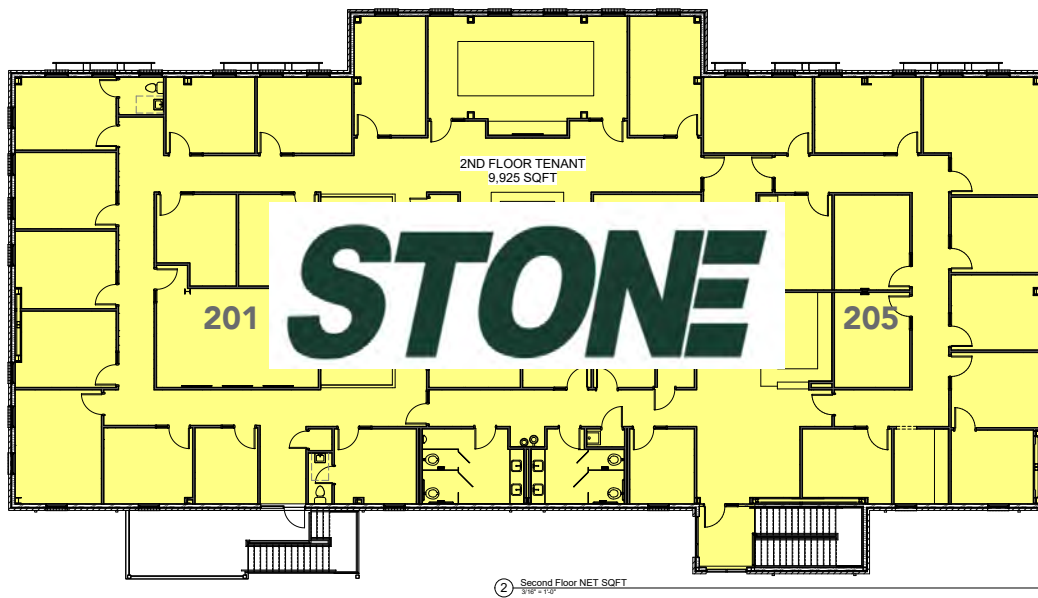
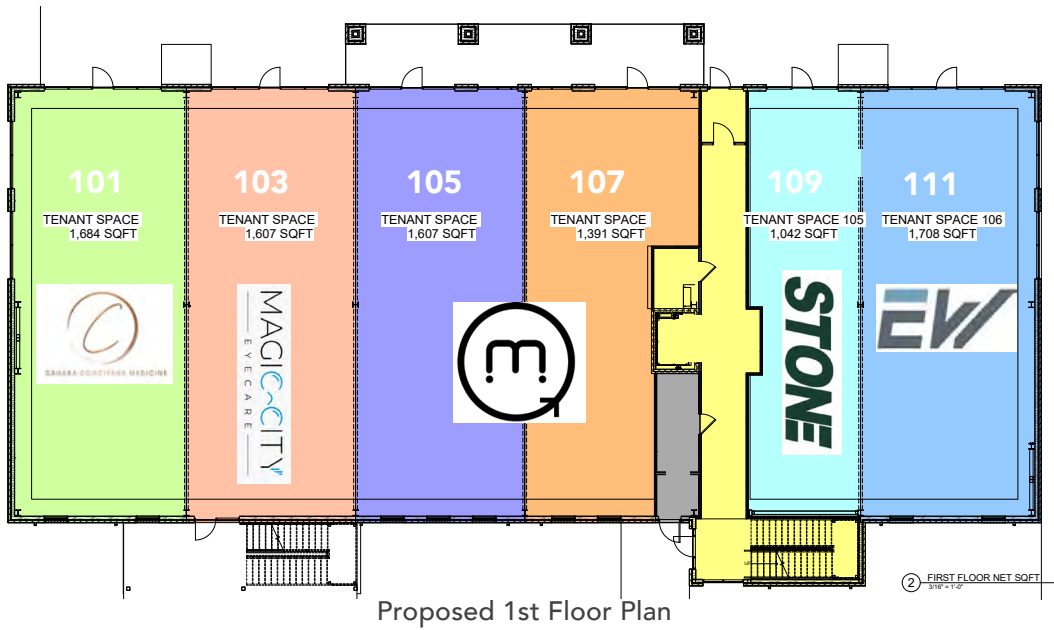
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**BUILDING 100:  
FULLY LEASED**



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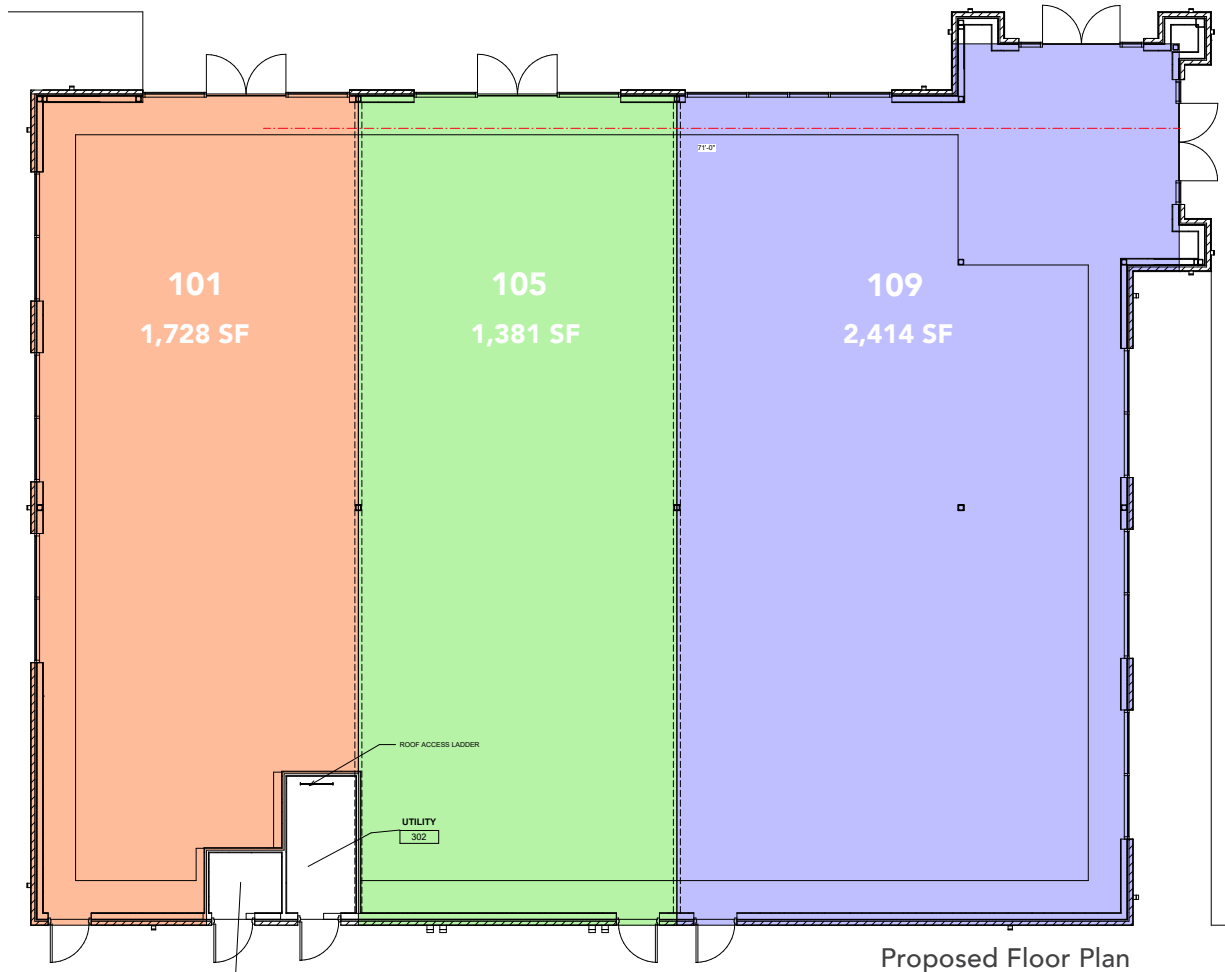
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Proposed Floor Plan

**BUILDING 300: 5,626 SF - AVAILABLE**



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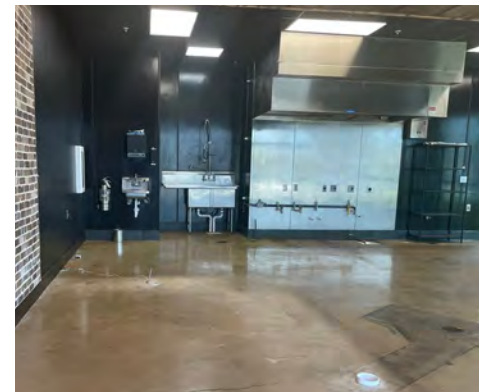
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## **BUILDING 300 - SUITE 101: 1,728 SF - AVAILABLE**

- Former restaurant space
- Hood, handwash sinks, multiple floor drains
- End cap space with shared patio capacity



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