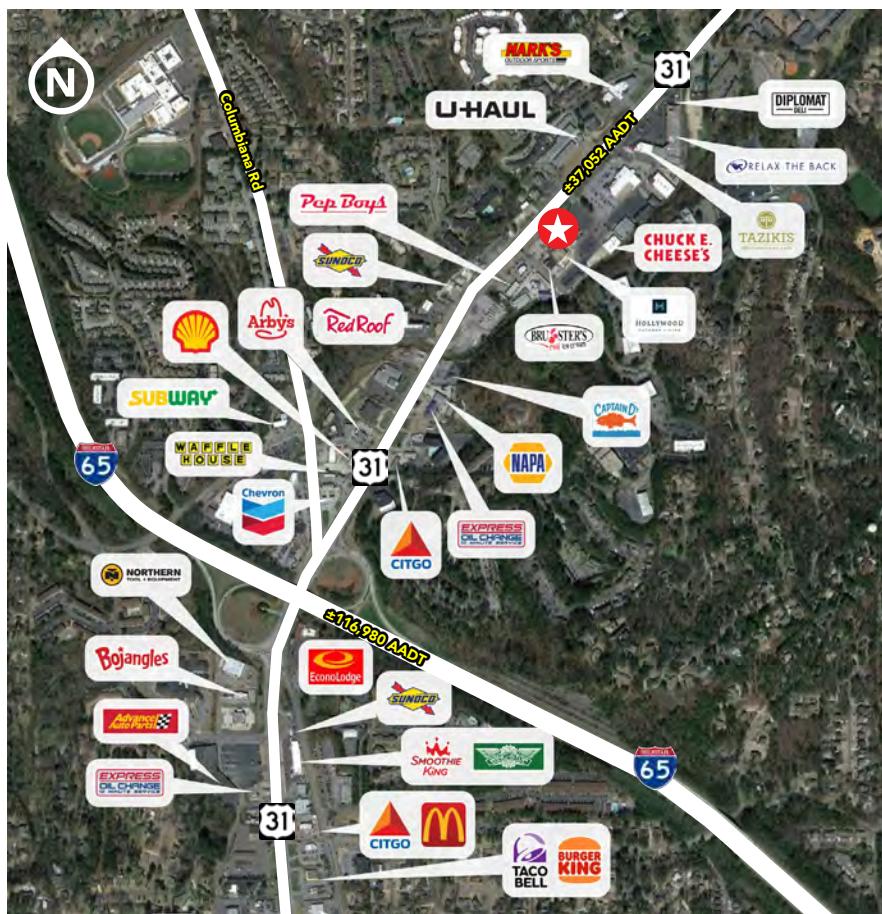




FREE-STANDING DRIVE-THRU FOR SALE/LEASE

1437 Montgomery Highway | Vestavia, AL 35216

Free-standing restaurant with Hwy 31 visibility and drive-thru



POPULATION

1 Mile	3 Miles	5 Miles
9,861	70,157	157,371

INCOME

1 Mile	3 Miles	5 Miles
\$73,199	\$85,220	\$83,877

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
4,278	28,870	67,044

TRAFFIC COUNTS

Hwy 31 (Montgomery Hwy)
 $\pm 37,052$ AADT



LEASING RATE:

Call for Rate

SALE PRICE:

\$1.7M



SIZE:

- Building: 3,403 SF
- Lot: 0.55 Acres



DETAILS:

- Free-standing former Hardee's restaurant
- Fully built out kitchen
- Built/Renovated: 1979/1986
- Drive thru
- 34 parking spaces



LOCATION:

Conveniently located on Montgomery Hwy (Hwy 31) with great visibility



HARBERT
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

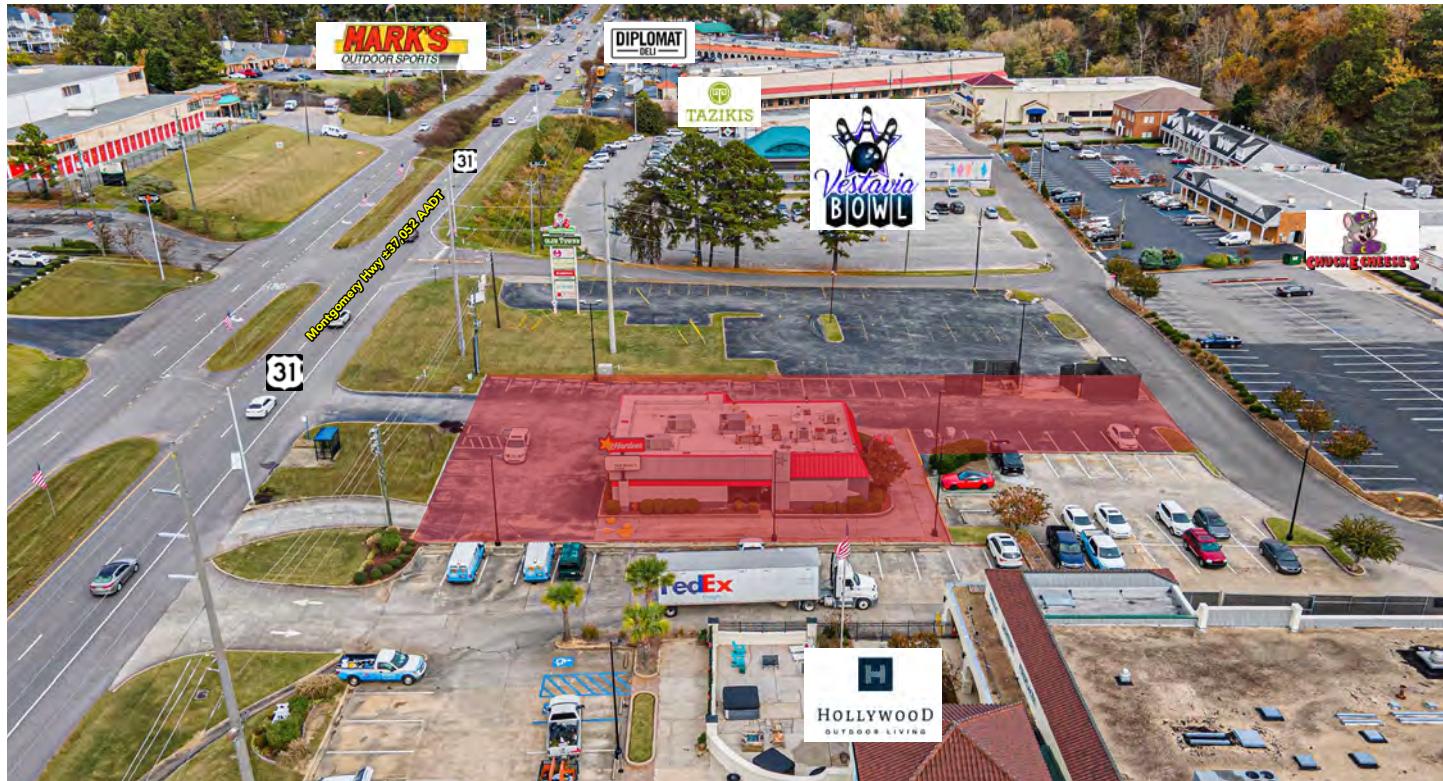
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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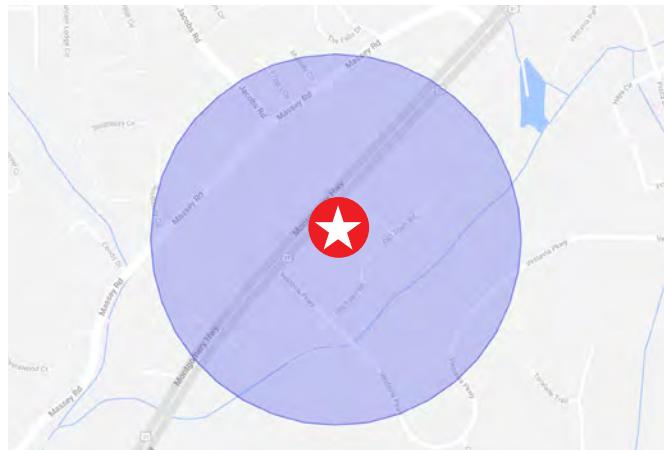
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LOCATED IN ONE OF VESTAVIA HILLS' MOST ACTIVE RETAIL CORRIDORS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	950.6M
Visitors	327.8K
Visit Frequency	2.9x
Avg Dwell Time	69 minutes
Visitor Income	\$75-\$100K

950.6K
VISITS

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VISITOR INCOME

327.8K
VISITORS



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