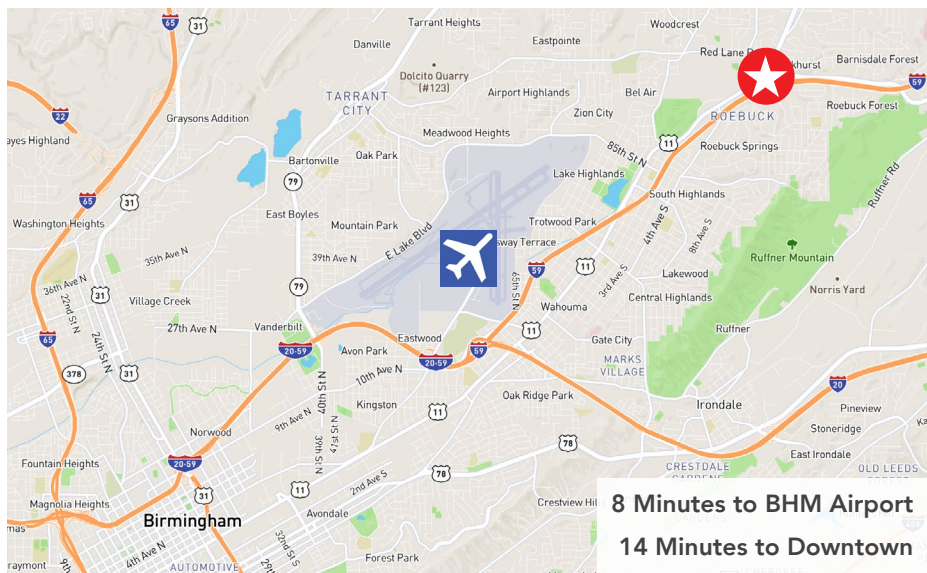




HIGH-VISIBILITY PROPERTY FOR SALE

213 Gadsden Highway, Birmingham, AL 35215

Ideally located Vacant Lot
with prime visibility off of I-59



ASKING PRICE:

Call For Pricing



LOT SIZE:

1.64 Acres



LOCATION:

Adjacent to busy retail corridor
with tenants including Walmart,
Milos, Chick-fil-a, Planet Fitness,
CVS Arby's and many more



TRAFFIC COUNTS:

23,873 AADT on Parkway East
21,301 AADT on Roebuck Pkwy
57,794 AADT on I-59



HARBERT
REALTY SERVICES

NORMAN TYNES

ntynes@harbertrealty.com | 205.458.8105

For More Information: HarbertRealty.com

2 North 20th Street, #1700, Birmingham, AL 35203

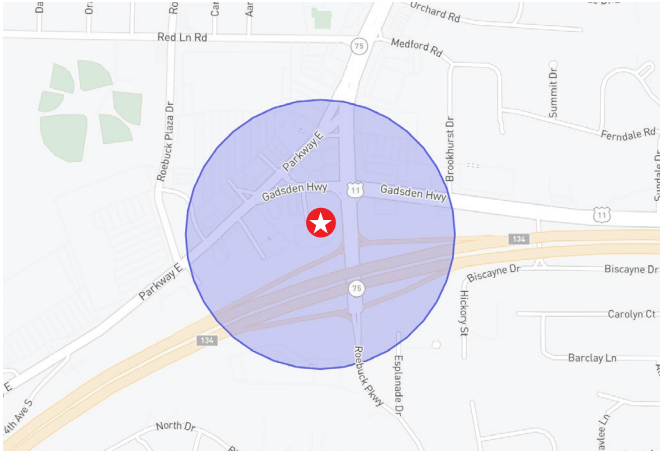
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HIGH-VISIBILITY PROPERTY FOR SALE

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LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



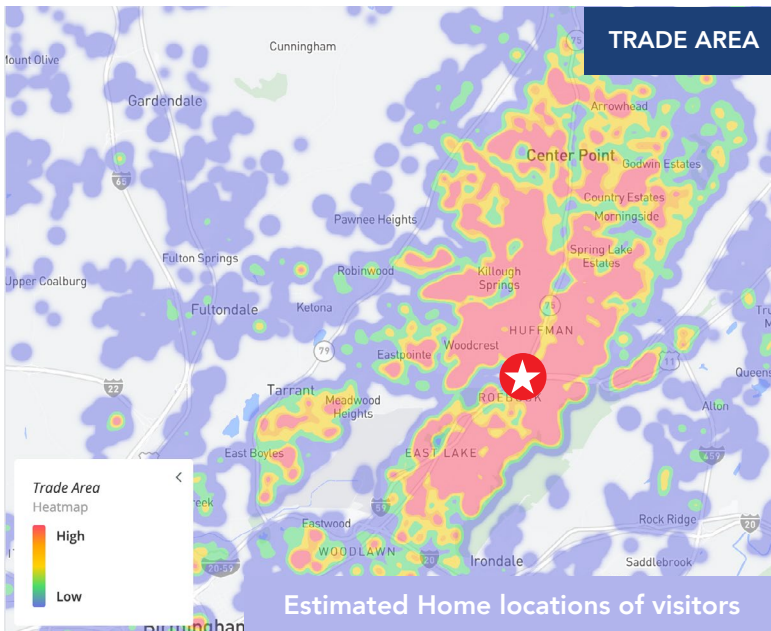
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.2M
Visitors	244.8K
Visit Frequency	5.03x
Avg Dwell Time	36 minutes

1.2M
VISITS

\$86K+
AVG HH INCOME
WITHIN 1 MILE

244.8K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,419	40,385	104,349

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg HH Income	\$91,111	\$72,078	\$80,810

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	2,790	13,114	48,792



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