

11,000 SF PROPOSED BUILDING
FOR SALE, GROUND LEASE, OR BTS

1300 COLOMBIANA ROAD
VESTAVIA HILLS, AL 35216



1.43 ACRES
AVAILABLE

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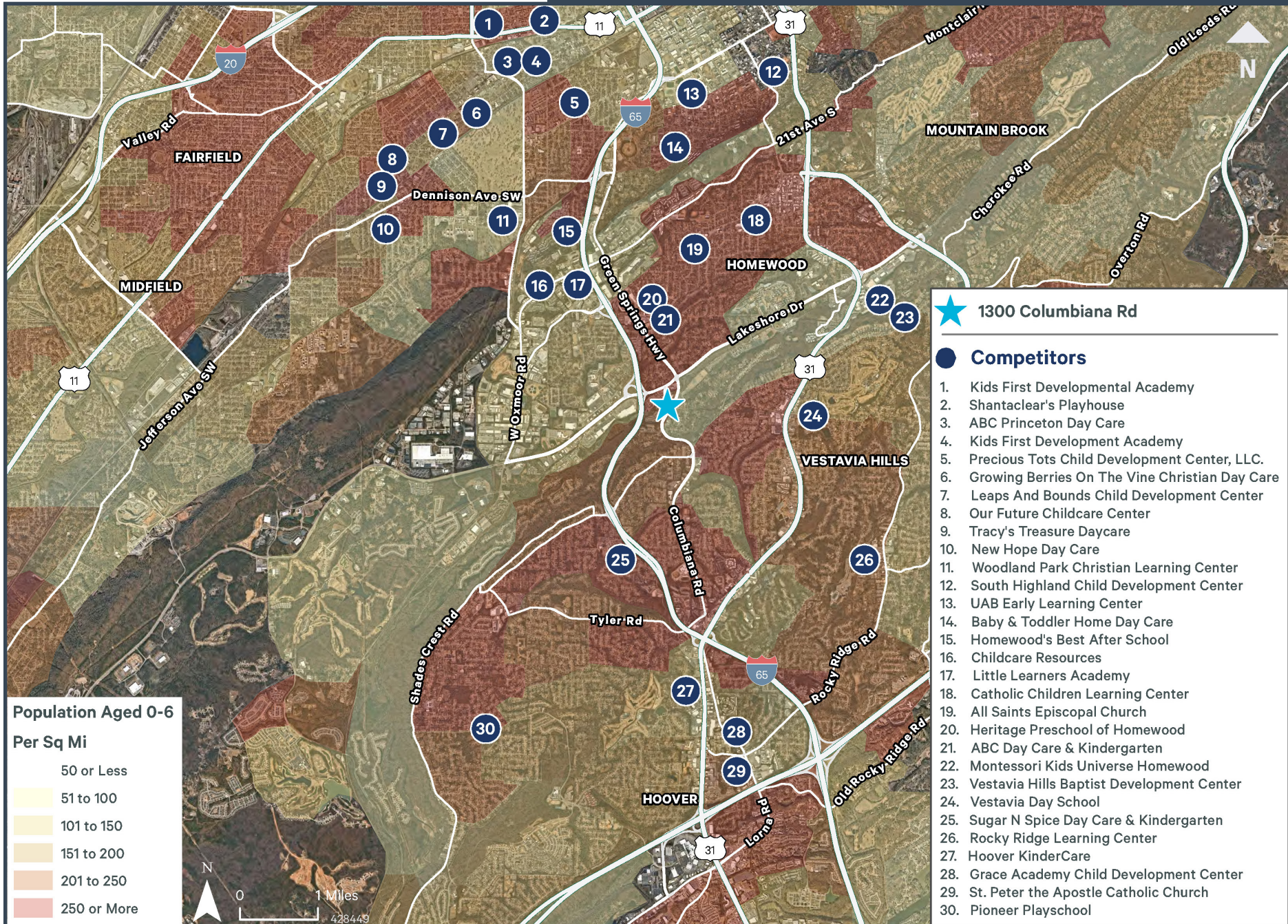
AERIAL MAP



Subject Site

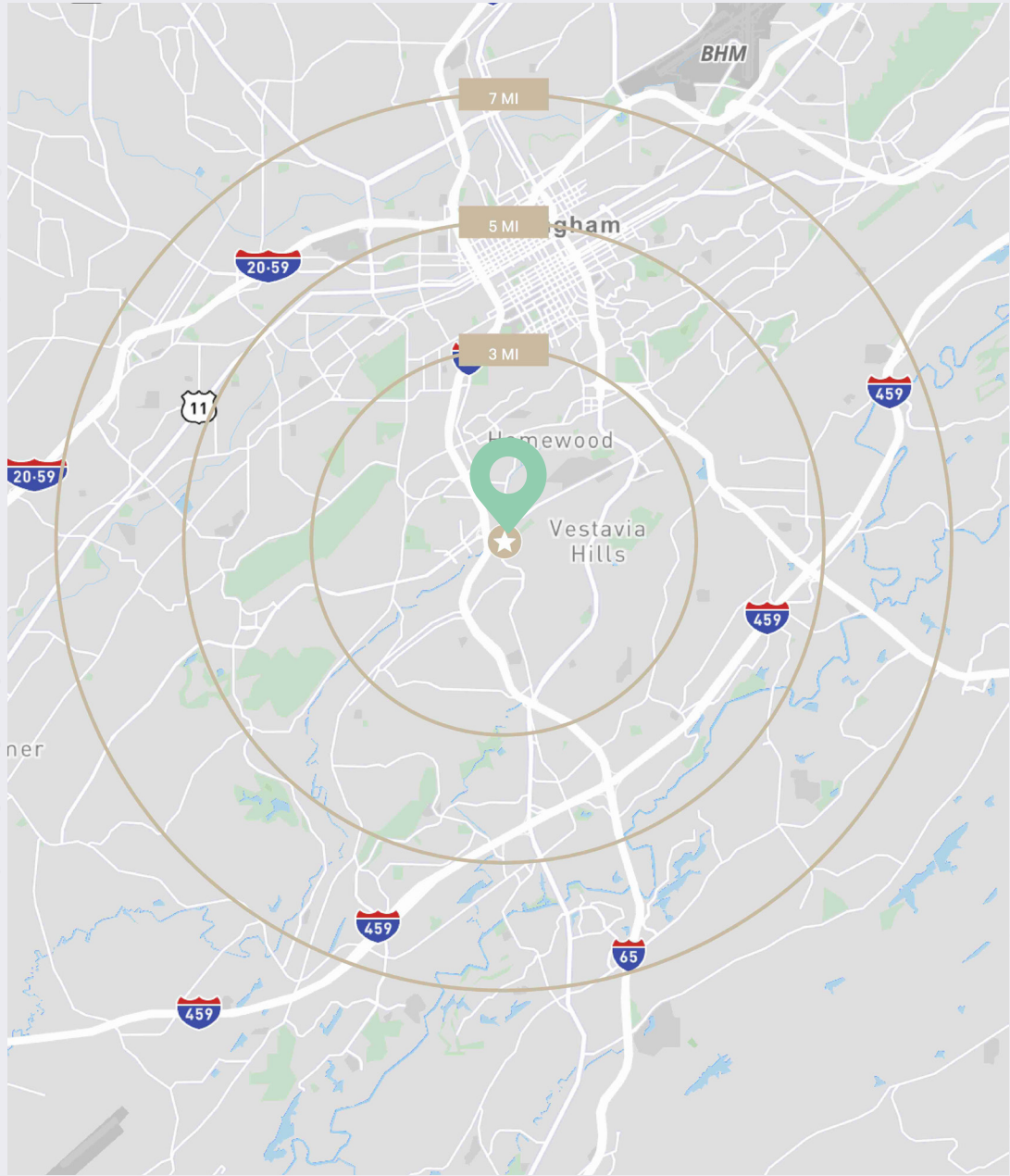
HEAT MAP

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DEMOGRAPHICS

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Demographics	3 Miles	5 Miles	7 Miles
2024 Population	72,487	179,406	310,455
2024 Daytime Population	87,872	288,153	434,439
2029 Population	72,308	180,536	312,426
2024 Households	30,394	78,449	133,900
2029 Households	30,424	79,406	135,694
2024 Average Household Size	2.26	2.16	2.21
2024 Average Household Income	\$131,650	\$115,931	\$113,828
2029 Average Household Income	\$148,737	\$131,159	\$128,547
Median Age	34.1	35.5	36.9

Vestavia Hills Ranked
#5 in Best Places to
Live in Alabama



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PROPERTY OVERVIEW

Prime Land Parcel Available

Discover an exceptional 1.4-acre property located adjacent to a church and surrounded by residential. This site features a proposed 11,000 SF building with the potential to be rezoned for childcare use. Boasting access to 45 parks and situated near Lakeshore Drive and I-65, this location offers convenience and ample recreational opportunities.

With a current zoning of C-1, this property presents a unique investment opportunity in a thriving community. Don't miss out on this chance to create a nurturing environment for children in a prime location!

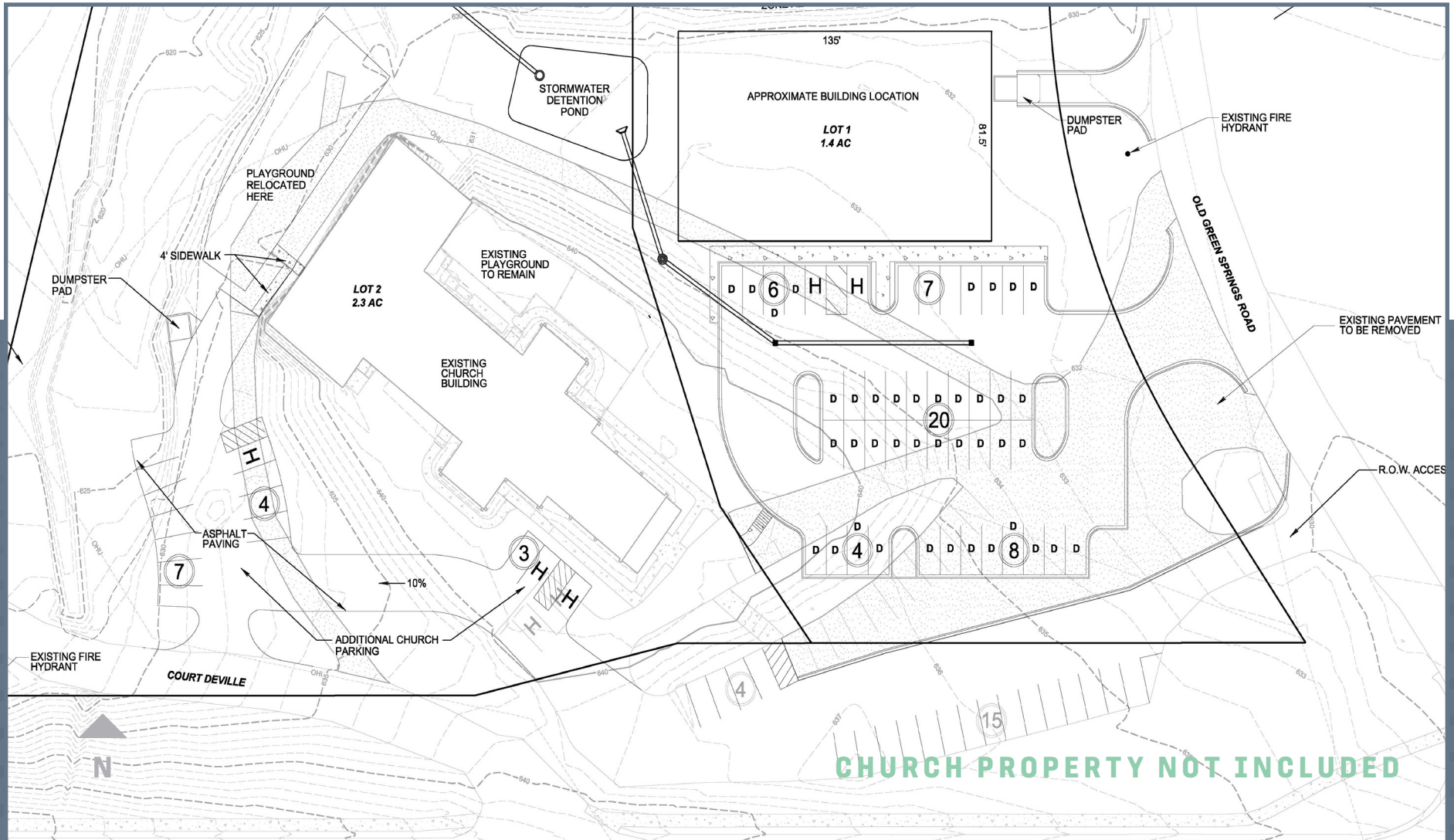
CONTACT BROKER FOR PRICING



SITE PLAN

1300 COLOMBIANA ROAD
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Proposed 11,000 SF Building



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CBRE

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