

HWY 280 FREE-STANDING QSR AVAILABLE

2727 U.S. 280, BIRMINGHAM, AL 35223



PROPERTY HIGHLIGHTS

- Site is located in the heart of population and strong incomes in the Birmingham/Hoover MSA.
- Mountain Brook has the highest median and average household incomes in the state.
- Hwy 280 gets approx. 85,000 vehicles per day.
- Rare, free standing QSR opportunity directly on Hwy 280 with additional direct access into Mountain Brook Village.
- Free standing, 3,000 SF, former fast food restaurant with drive-thru. The only site in Mountain Brook with a drive-thru and direct access to Hwy 280.
- This is the only QSR opportunity inside/north of I-459 that has direct access and visibility to Hwy 280.
- Located on the "AM" side of Hwy 280 with 3/4 access.
- Adjacent to a recently remodeled Hampton Inn & Suites as well as a fully leased, 22,000 SF neighborhood retail center that has the a top performing Taziki's location. Other co-tenants include Moe's Southwest, Verizon Wireless, Club Champion, Mathnasium, and My Eye Dr, among others.

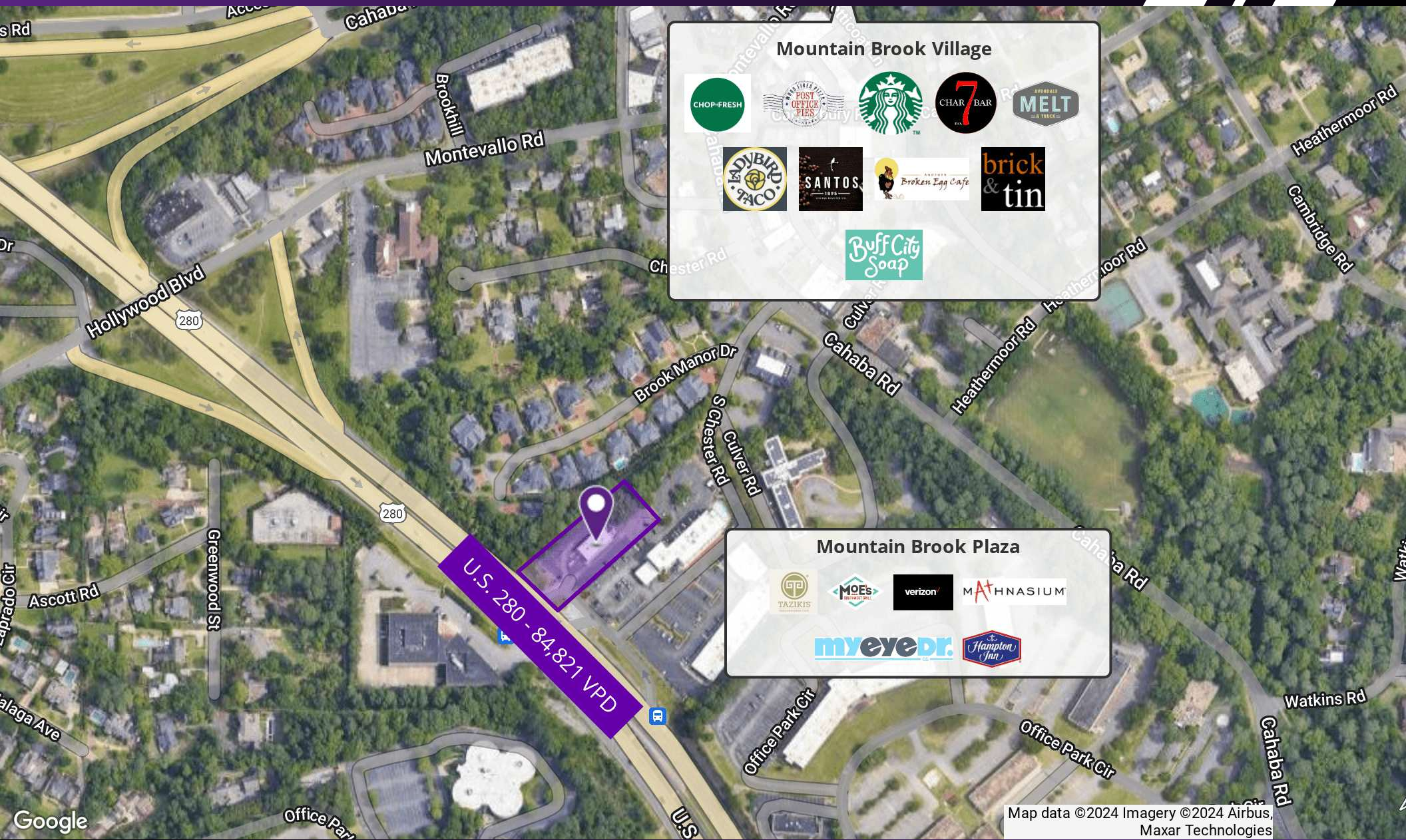
OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.05 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,450	33,255	77,535
Total Population	6,445	77,464	179,396
Average HH Income	\$198,541	\$136,940	\$113,521

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U.S. 280 - 84,821 VPD

Mountain Brook Village

- CHOP-FRESH
- POST OFFICE PIES
- STARBUCKS
- CHAR 7 BAR
- MELT
- LADYBIRD TACO
- SANTOS
- BROKEN EGG CAFE
- BRICK & TIN
- BUFF CITY SOAP

Mountain Brook Plaza

- TAZIKIS
- MOEs
- verizon
- MATHNASIUM
- myeyedr.
- Hampton Inn

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

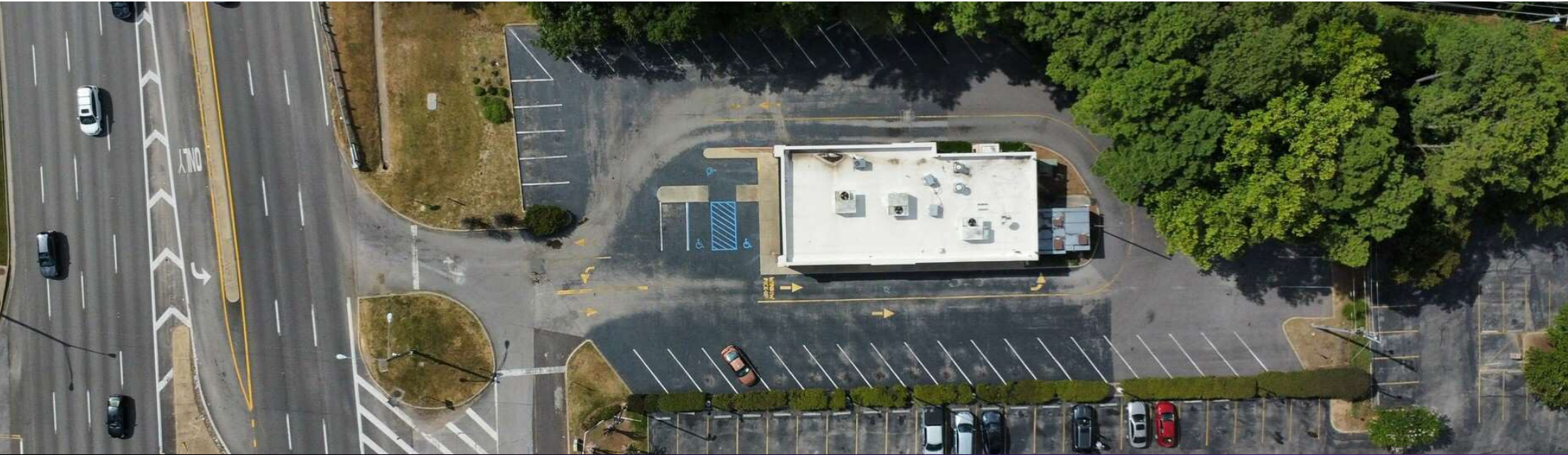
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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,445	77,464	179,396
Average Age	40	38	39
Average Age (Male)	40	37	38
Average Age (Female)	40	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,450	33,255	77,535
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$198,541	\$136,940	\$113,521
Average House Value	\$966,862	\$626,432	\$455,950

Demographics data derived from AlphaMap

