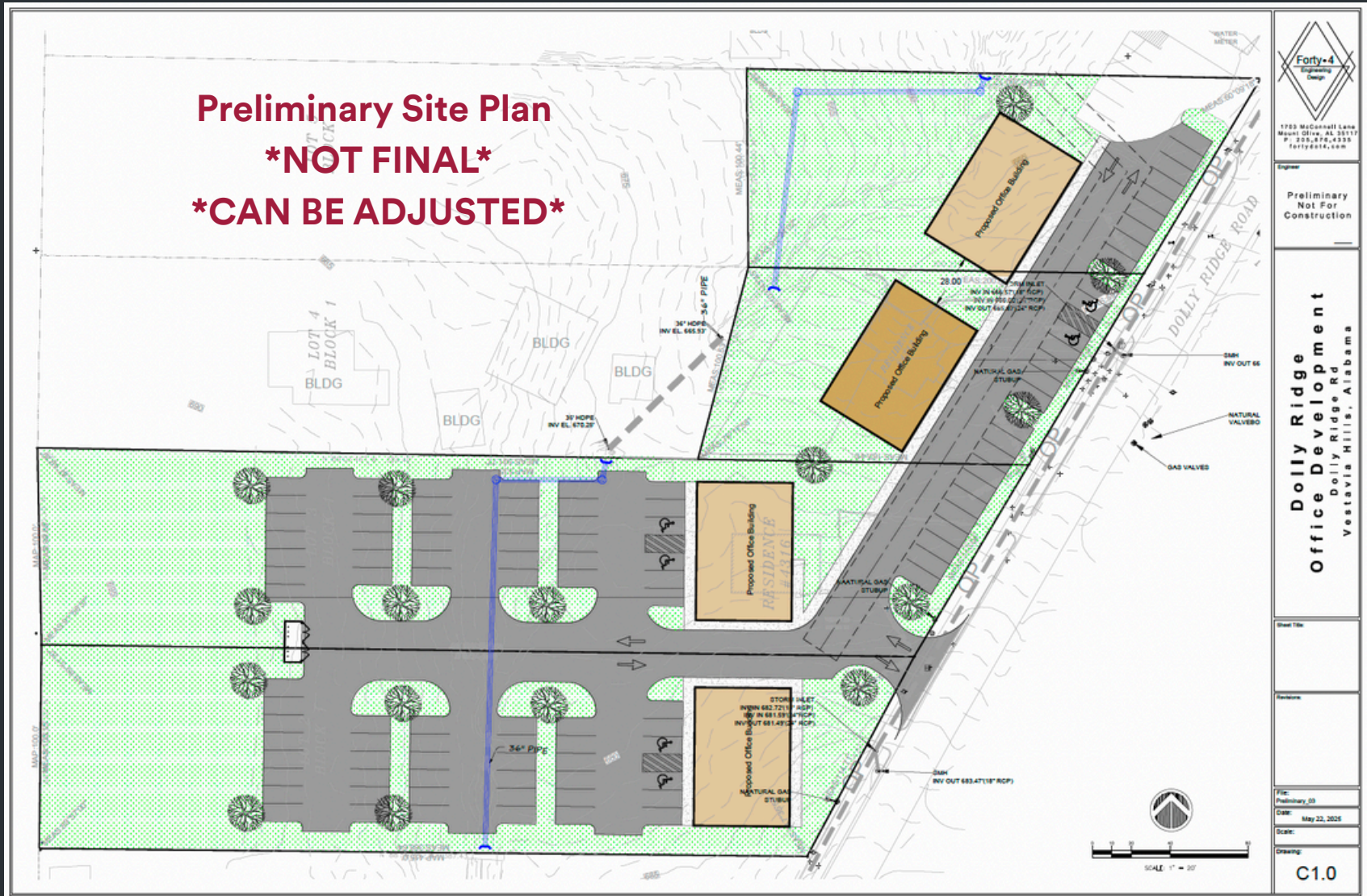


FOR SALE

4316 & 4320 Dolly Ridge Rd.
Vestavia Hills, AL 35243



Kyle Church

c: 205.919.1528

e: kyle@lightpointcre.com



Your Legacy Awaits

FOR SALE

4316 & 4320 Dolly Ridge Rd.
Vestavia Hills, AL 35243



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A Healthcare Real Estate Firm

Offering Summary

2.07 Acres Total

- **4316 Dolly Ridge**
 - List Price \$1,450,000 (\$30/sf)
 - 1.11 Acres
 - Parcel ID: 2800 2220 1103 7000
 - *Up to 10,000sf Building allowed
- **4320 Dolly Ridge**
 - List Price: \$1,250,000 (\$30/sf)
 - 0.96 Acres
 - Parcel ID: 2800 2220 1103 6000
 - *Up to 10,000sf Building allowed

Property Highlights

- Prime Location: Right off HWY 280 in the HEART of a thriving Cahaba Heights neighborhood.
- Adjacent Users: Medical / Dental
- High Exposure: Strong daily traffic counts and prominent visibility/signage opportunities for maximum brand exposure.
- Shared access & parking
- Zoning B 1.2 - IN PROCESS



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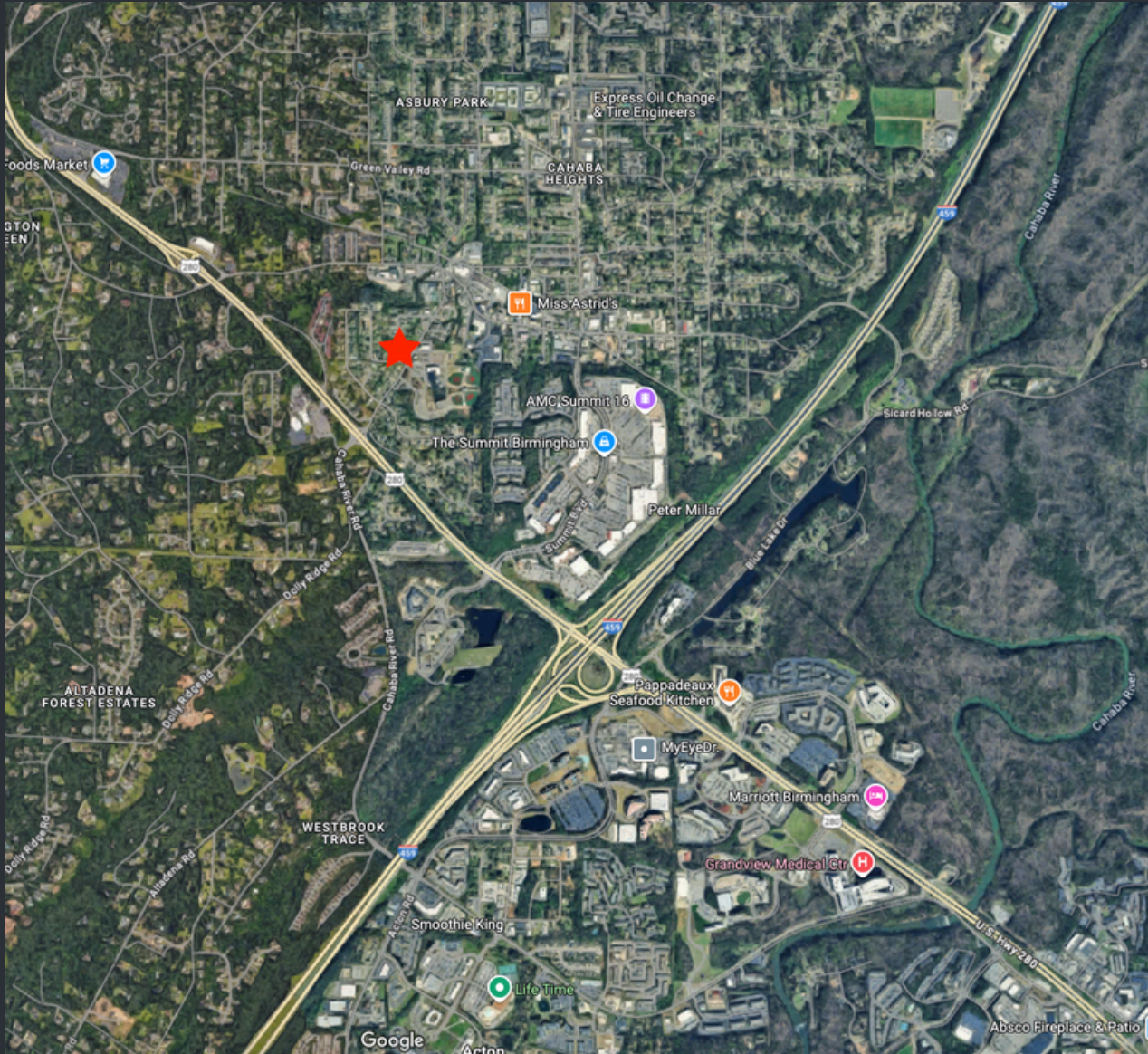
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