

Retail/Office Center

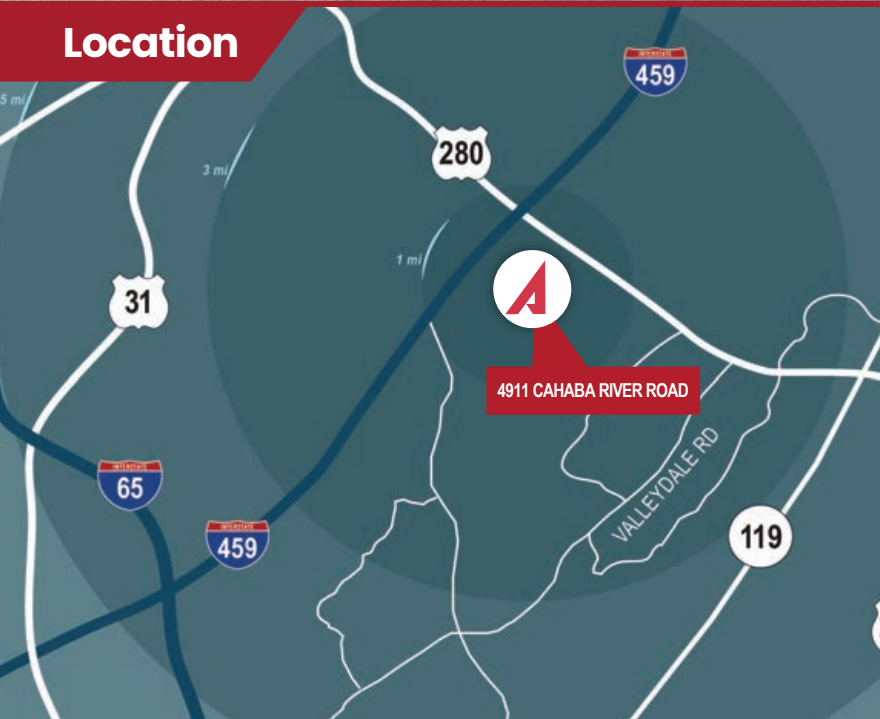
4911 Cahaba River Road | Vestavia Hills, AL 35243

~4,550 **Sq Ft**

For Lease – \$32.00 SF/yr NNN



Location



Property Highlights

- ±4,550 SF available for lease
- Excellent visibility and access from Hwy 280 and Acton Road
- Drive-thru and covered portico
- Dense daytime employment base (100,000+)
- Strong demographics and high-income households
- Surrounded by major employers and institutional anchors
- Located in one of Alabama's wealthiest five-mile trade areas

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

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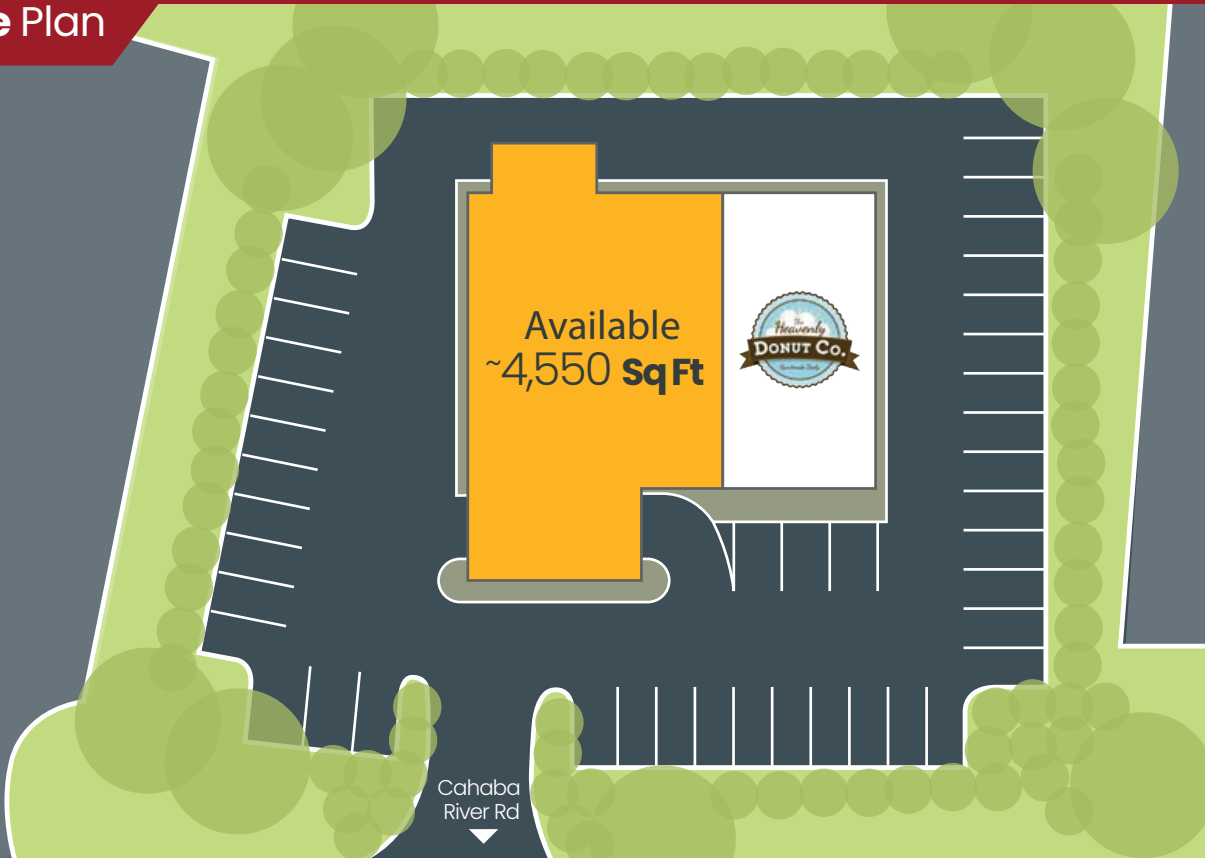
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Site Plan



Property Description

This well-positioned retail and office center is located just south of The Colonnade, between Highway 280 and Acton Road, directly across from Cahaba River Road and Grandview Medical Center.

Situated in one of Birmingham's most dynamic growth corridors, the surrounding market area boasts a population of over 144,000 residents within a five-mile radius, with an impressive average household income and recent population growth of more than 101,000.

The area is booming with development, driven by exceptional accessibility and proximity to major traffic routes. Nearby I-459 and Highway 280 experience traffic counts exceeding 175,000 vehicles per day, providing excellent visibility and access for customers and clients.

Located adjacent to Highlands College (1,500+ students and staff) and just steps from Grandview Medical Center (2,500+ employees), this property benefits from strong daily activity and a thriving professional community. It sits within incorporated Jefferson County, surrounded by 15.4 million square feet of office space and a daytime employee population of approximately 100,000. Prominent nearby employers include Grandview Medical Center and Southern Company headquarters.

The property features a drive-thru and portico, ideal for convenient customer pick-up or covered parking – perfect for medical office, retail, or service-oriented users seeking visibility and accessibility in a high-demand location.

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Area Amenities



4911 CAHABA RIVER ROAD

INTERSTATE
459

280

CAHABA RIVER ROAD

Location Description

Located just South of the Colonnade between Hwy. 280 and Action Road across from Cahaba River Road and Grandview Medical Center.

Area Demographics

	Total Households	Total Population	Average HH Income
1 Mile	3,293	6,136	\$117,602
3 Miles	21,941	49,679	\$146,465
5 Miles	50,565	124,423	\$151,627

More Information

For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.



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