



PROPERTY DESCRIPTION

PRIME REDEVELOPMENT OPPORTUNITY! .45ac parcel located just off I459, Exit 1 in McCalla, AL. Less than 1 mile from new UAB West Hospital Campus and just over 1 mile to the fast growing Jeff Met Industrial Park. Adjacent land is for sale and can accommodate larger development needs. Great opportunity for owner user of the existing Office building or redevelopment.

PROPERTY HIGHLIGHTS

- High traffic location with interstate visibility
- Fast growing area
- Owner User or Redevelopment Opportunity
- Existing Office 1,291sf
- Excellent location for medical user.

OFFERING SUMMARY

Sale Price:	Call to Discuss
Lot Size:	0.45 Acres
Building Size:	1,291 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	219	1,146	6,124
Total Population	529	2,804	15,359
Average HH Income	\$82,709	\$83,053	\$85,674

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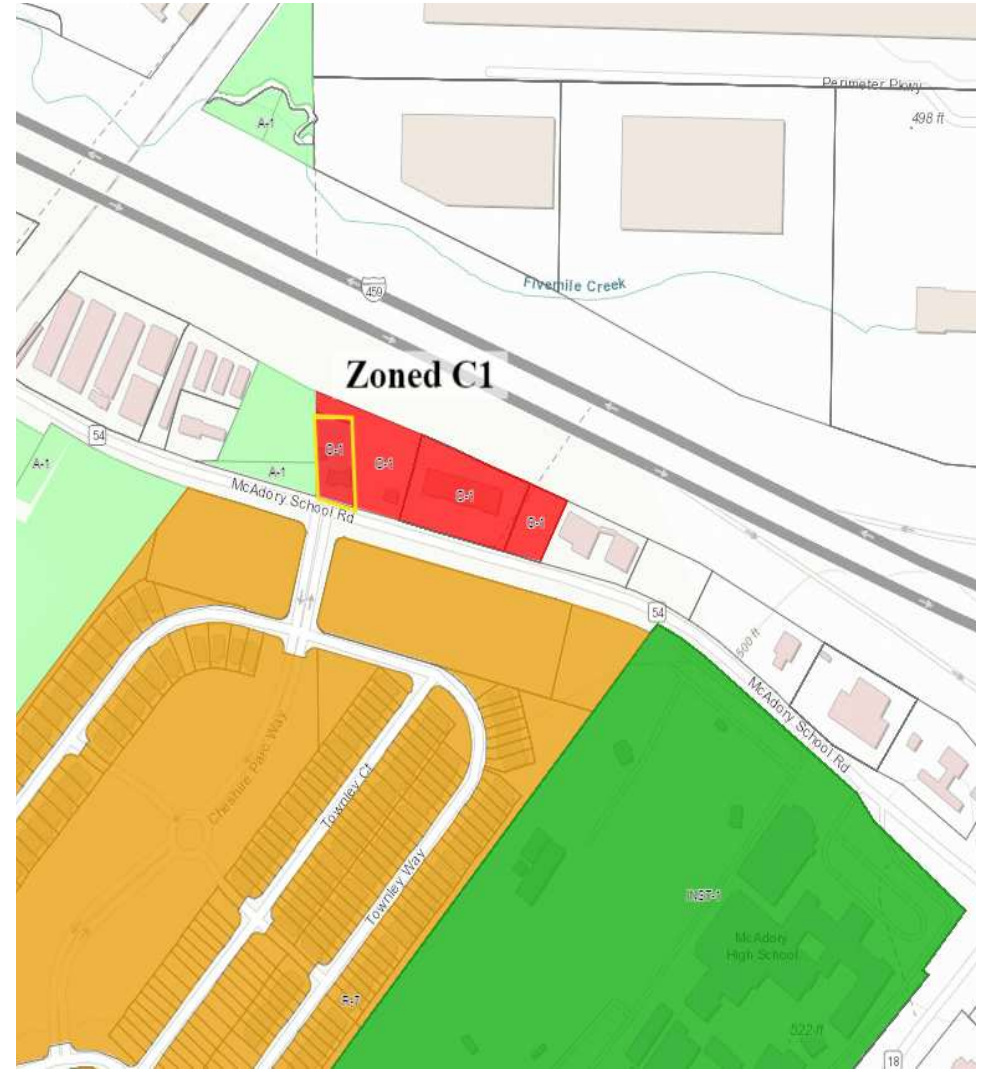
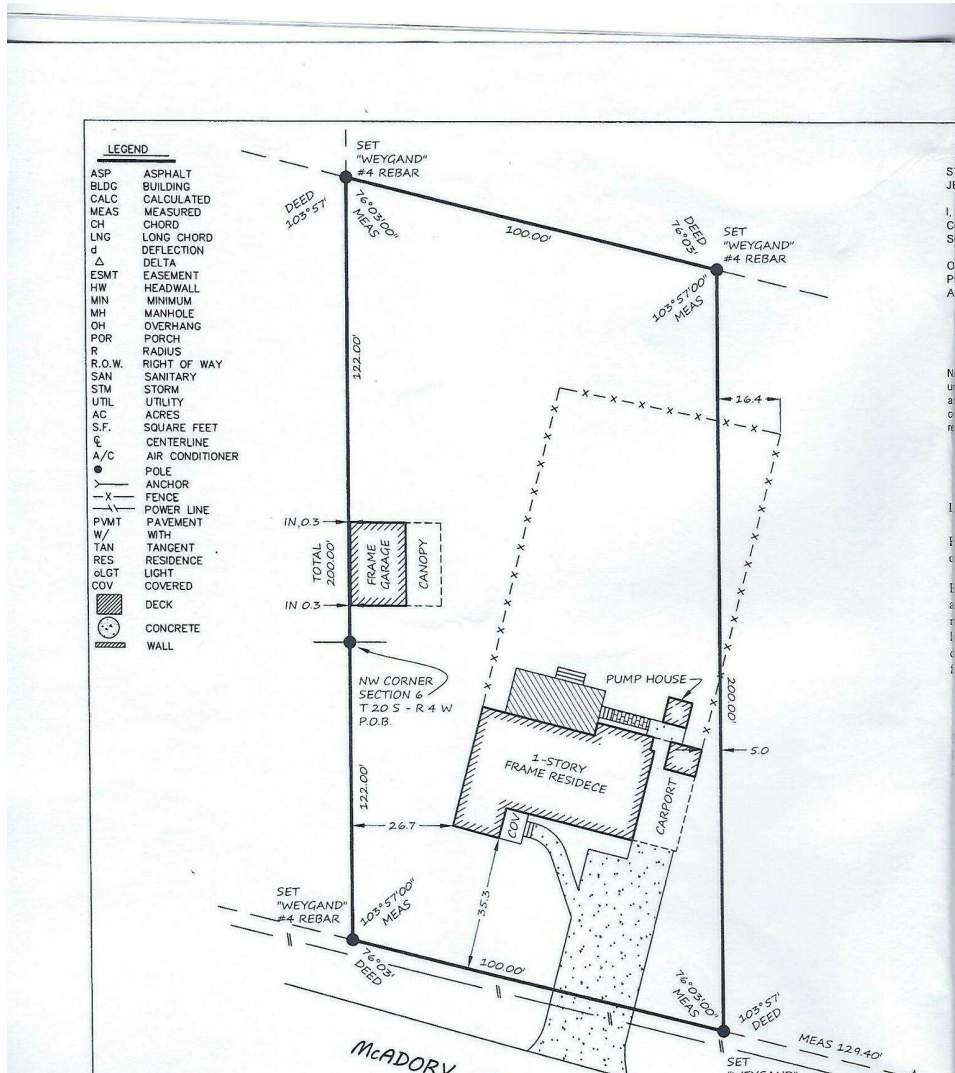


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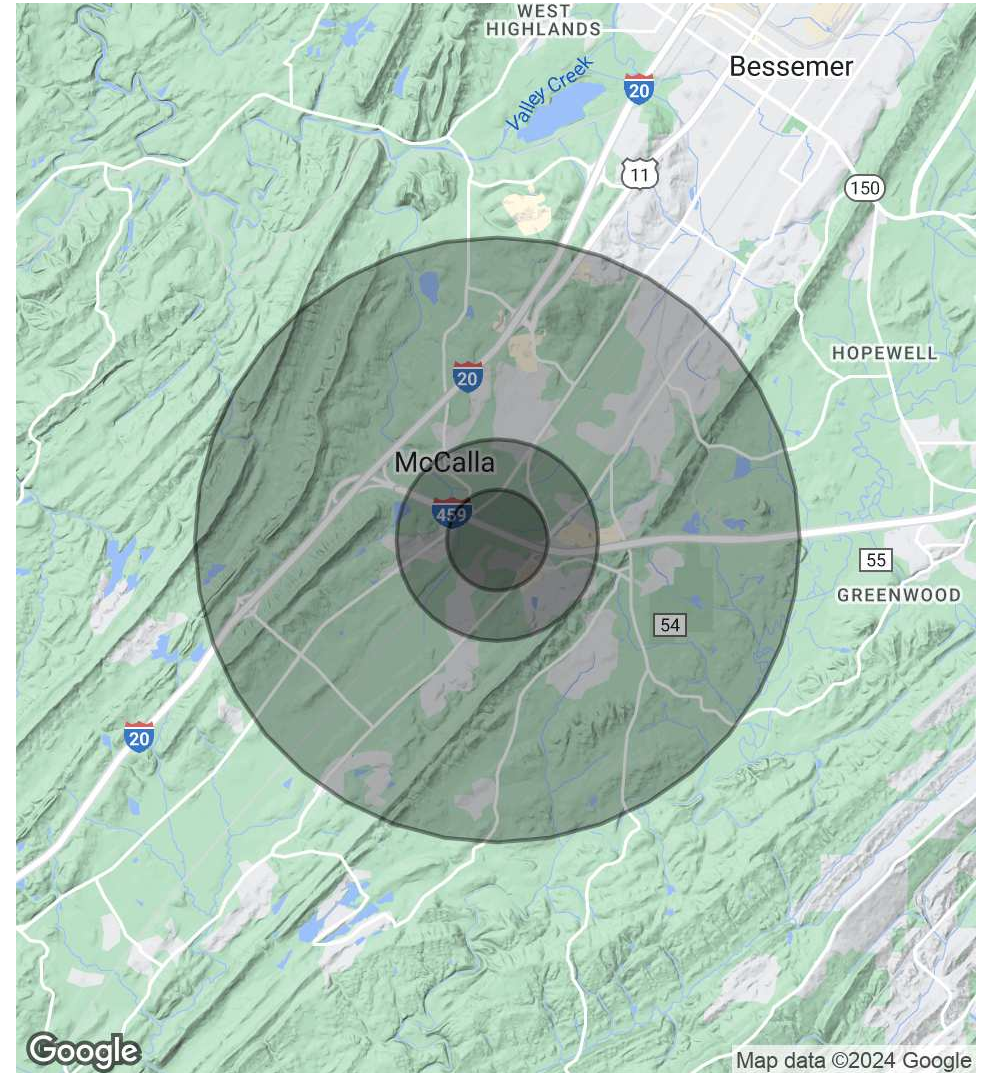


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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	529	2,804	15,359
Average Age	41	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	219	1,146	6,124
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$82,709	\$83,053	\$85,674
Average House Value	\$256,672	\$257,840	\$260,465

Demographics data derived from AlphaMap



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