



RETAIL/OFFICE/MEDICAL SPACE FOR LEASE

4317 Dolly Ridge Road, Vestavia Hills, AL 35242

Ideally located neighborhood center in Cahaba Heights

COME JOIN GRANDVIEW MEDICAL GROUP, BISCUIT LOVE, SWEATHOUZ AND BODYBAR PILATES!



GRANDVIEW
MEDICAL GROUP



ASKING RATE:

\$34.00-\$36.00/SF NNN



AVAILABLE SPACES:

1,246 - 2,518 SF



LOCATION:

Located on Dolly Ridge Road, next to Cahaba Heights Elementary, a few blocks east of Hwy 280 in Cahaba Heights; connected to new Vestavia Hills ballparks, dog parks, community center and play areas, opened in 2020.



PARKING:

On grade; +5/1000 ratio



Construction Management Services Provided that include:

- Architectural layout/design
- Management of buildout/general contracting services
- Equipment installation coordination



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

THOM HICKMAN

thickman@harbertrealty.com | 205.458.8133

For More Information: Harbert-Retail.com

2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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PARKSIDE AT DOLLY RIDGE



View the Drone Video

Community

- New park/play area
- Picnic areas
- Dog park
- Senior Center

Parking/Accessibility

- Improved parking
- Accessible parking
- Improved walkways

Athletic Fields

- New ball fields
- New batting cages
- New dugouts, bleachers
- New scoring boxes
- New clubhouse
 - Meeting
 - Restrooms
 - Storage



VICINITY SITE PLAN



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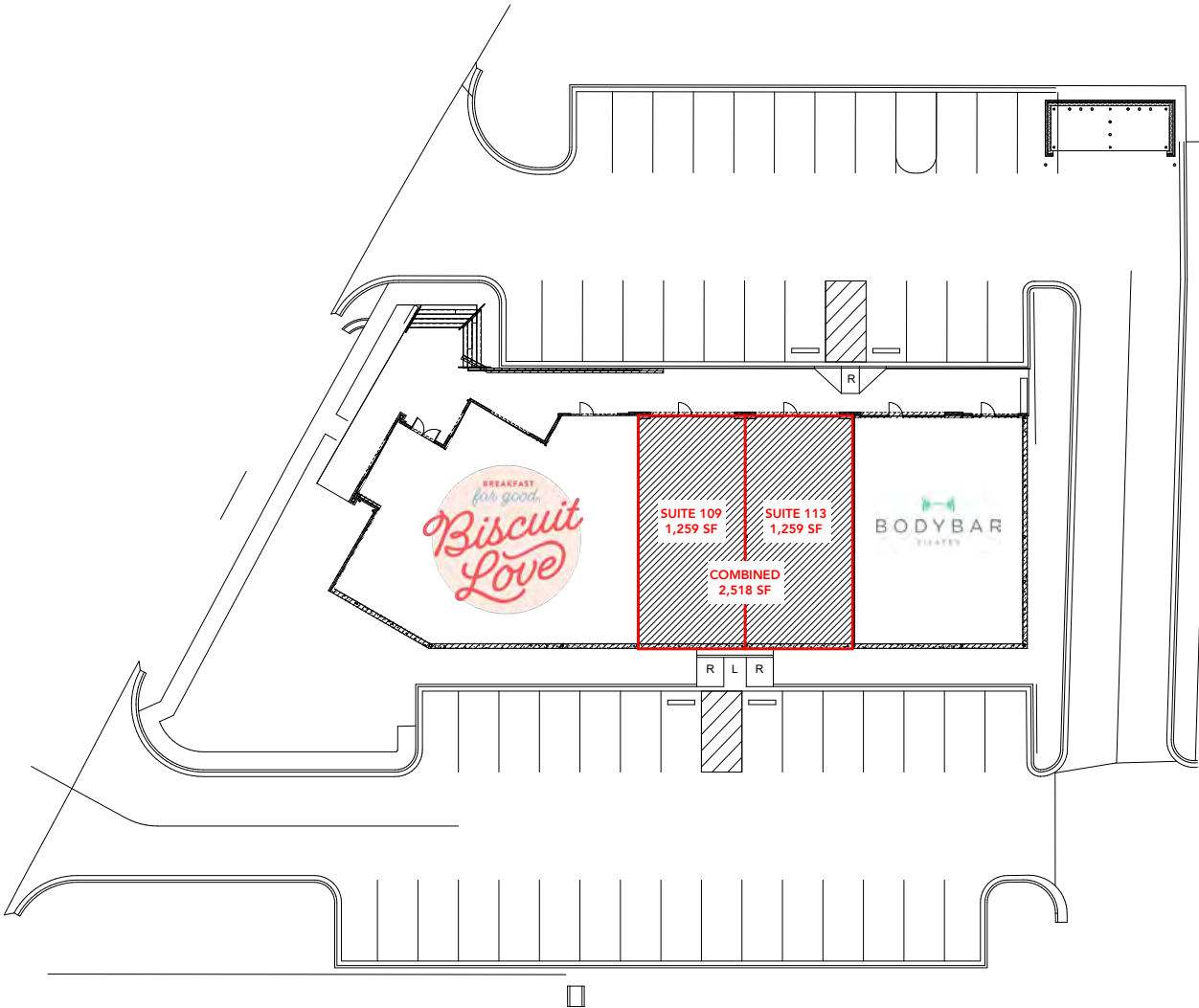
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FIRST FLOOR



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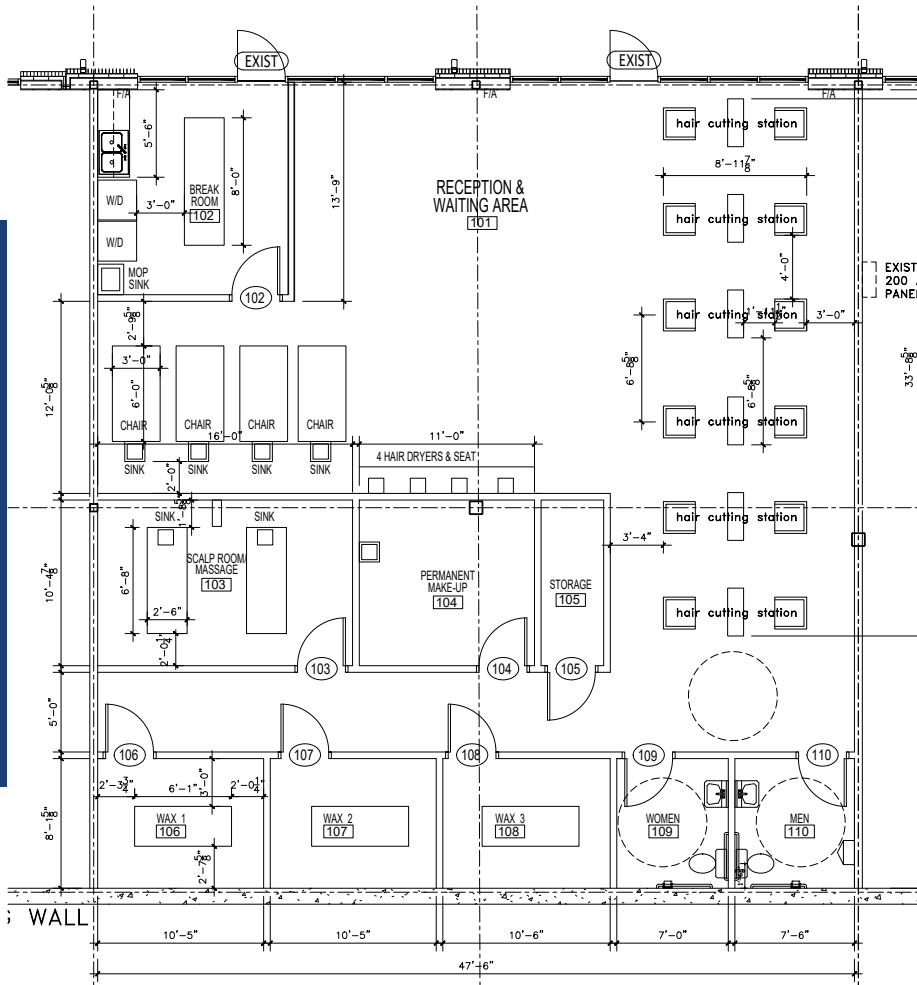
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FIRST FLOOR



FORMER HAIR SALON SUITE 109+113 - 1,259-2,518 SF



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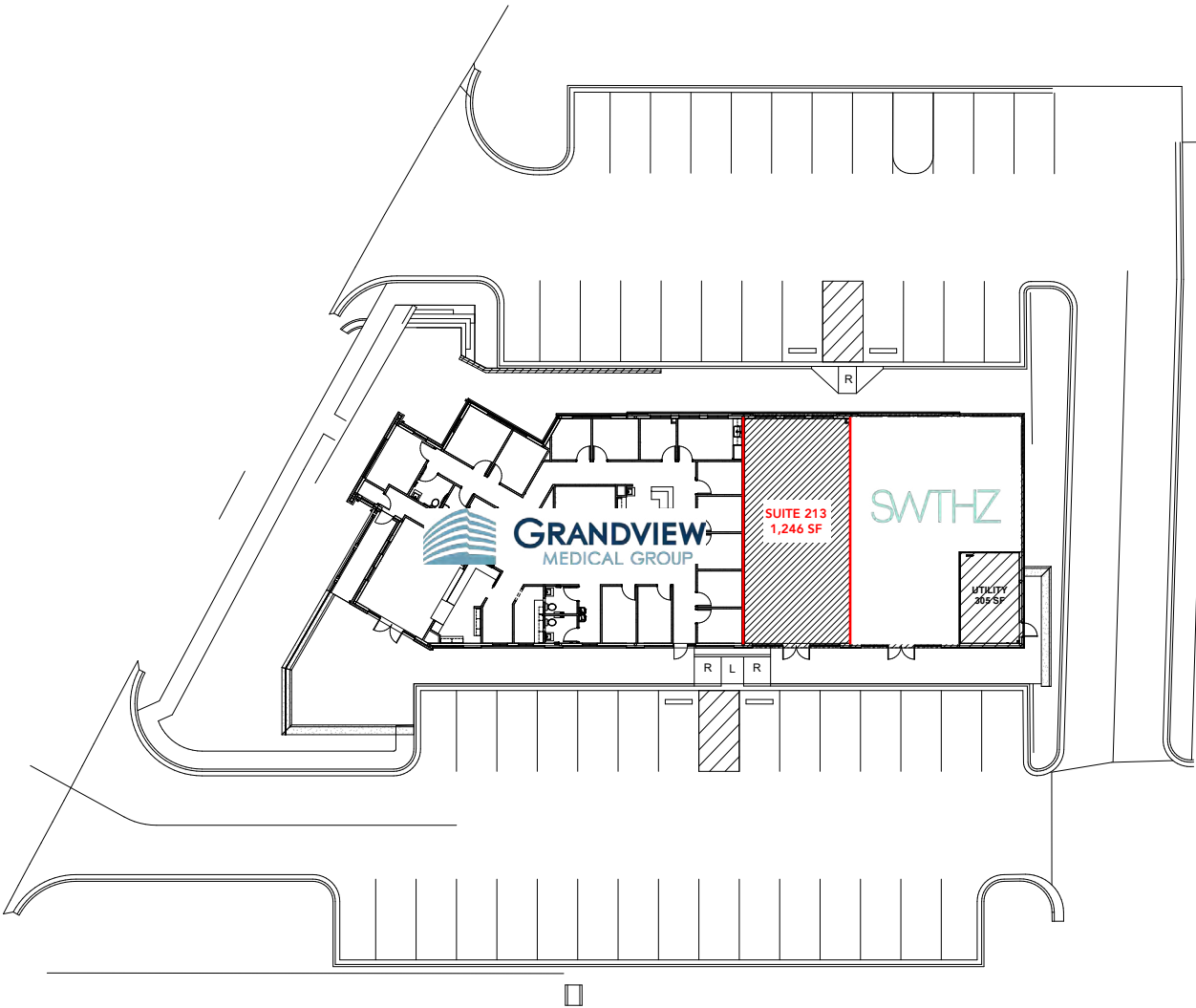
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SECOND FLOOR



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4317 DOLLY RIDGE

- FlowerBuds
- The Slinky Snek
- FOODBAR
- GiGi's Tween
- OWEN'S
- SPENDING
- REGIONS
- METROPOLITAN PROPERTIES, INC.
- Starbucks
- MANHATTAN SOUTH
- true40
- SOLES
- Cummings
- SEXTON'S SEAFOOD
- the lili pad

CAHABA HEIGHTS
ELEMENTARY
SCHOOL

- THE SUMMIT
- AMC CINEMAS
- GAP
- WELLS FARGO
- The Cheesecake Factory
- Tanera
- URBAN
- BARNES & NOBLE
- belk
- west elm
- POTTERY BARN

- JIMMY JOHN'S
- MOOYAH
- LOCKER TARGET
- BLACK PEARL
- Hilton Garden Inn
- EDGARS

GRANDVIEW
MEDICAL CENTER

372 Beds
1,893 Employees



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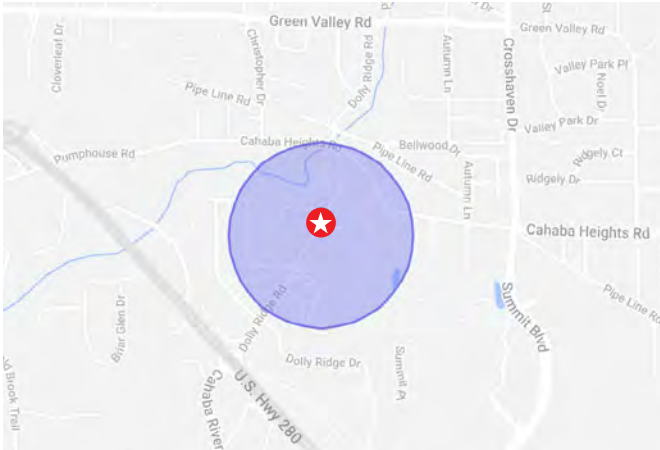
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LOCATED IN IDEAL CAHABA HEIGHTS NEIGHBORHOOD



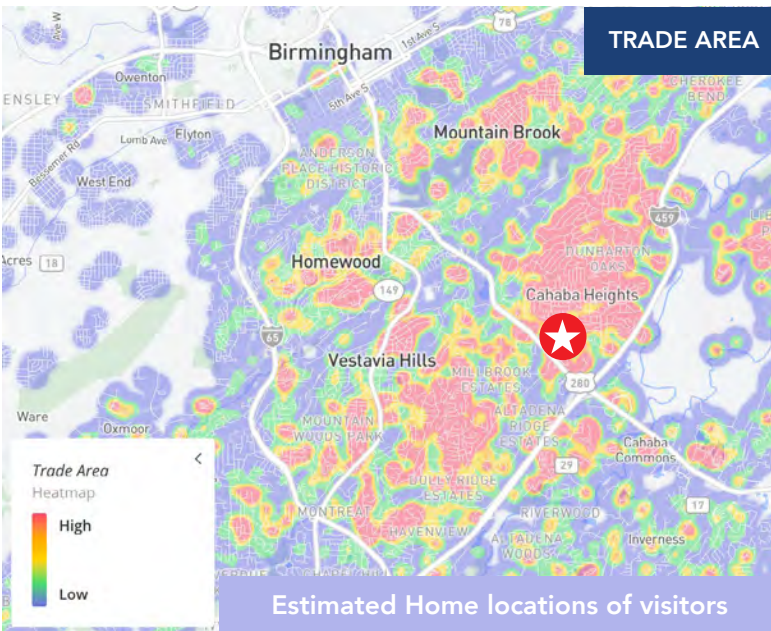
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	858.7K
Visitors	241.6K
Visit Frequency	3.55x
Avg Dwell Time	62 minutes

858.7K
VISITS

\$145K+
AVG HH INCOME
WITHIN 1 MILE

241.6K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	6,712	39,401	155,455

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	3,188	16,959	67,703

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$145,089	\$192,851	\$164,348



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