

**LAVISTA**  
ASSOCIATES, INC.

Commercial Real Estate

OVER  
**50**  
YEARS  
EST. 1972

**FOR SALE**

HARDEE'S BIRMINGHAM



9400 Parkway East | Birmingham, AL 35215

**PRICE: \$2,848,174**

Cape Rate: 5.75%

Signalized intersection with excellent  
visibility & easy access

High-traffic Corridor

Long-term, Corporate Lease

Absolute NNN Lease

Tenant responsible for roof & HVAC

14% rent increase 12/1/2029 followed by 7%  
increase every 5 years



FOR MORE  
INFORMATION  
PLEASE CONTACT

**THOMAS MARTIN**  
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**ED O'CONNOR**  
770.729.2826  
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IN COOPERATION WITH

**O'Connor**  
REALTY ADVISORS

AL LIC# 000106279-0

LAVISTA.COM

3490 Piedmont Road, NE | Suite 1300 | Atlanta, Georgia 30305

# FOR SALE

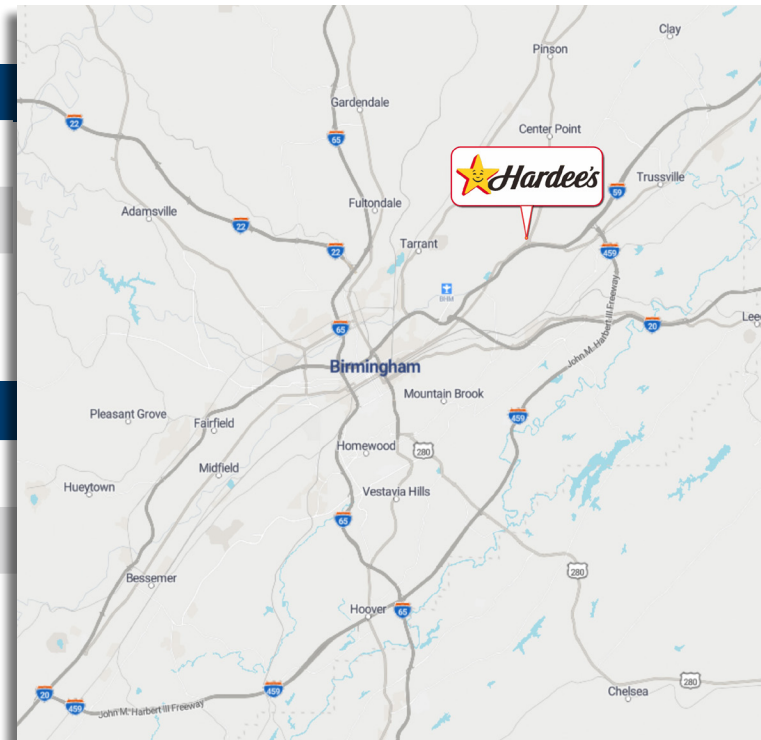
## HARDEE'S BIRMINGHAM



DEMOGRAPHICS	1-mile	3-mile	5-mile
Population	4,149	42,757	101,504
Households	1,713	16,271	40,569
Average HH Income	\$85,248	\$64,868	\$69,325

TRAFFIC COUNTS	
Red Lane Rd	10,735 VPD
Parkway E, AL 75	19,616 VPD
I 59	21,516

Source: Placer.ai



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