

110 E Parkway East Drive

Birmingham, AL 35244

FOR SALE/LEASE

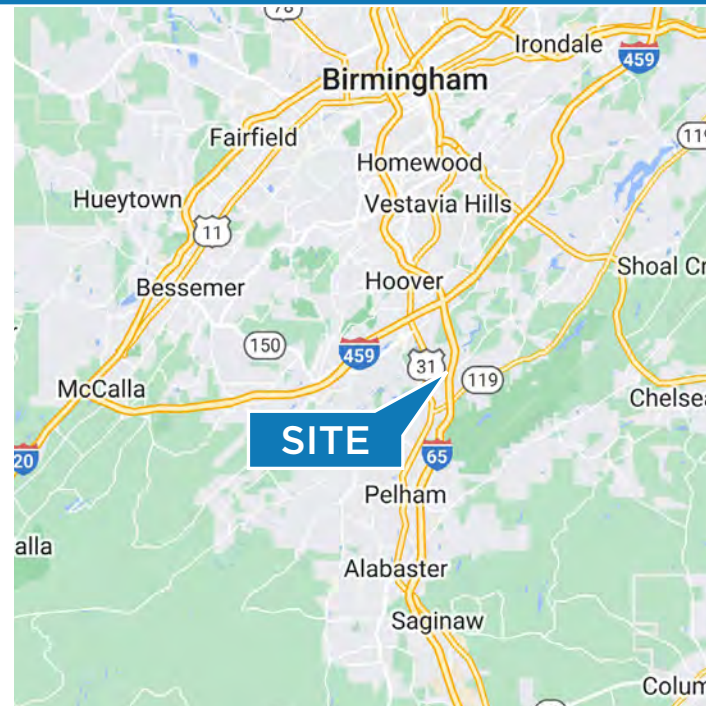


Retail/Fast Food Property Available For Lease

Features

- 3,420 SF Retail/Fast Food Property on 1.42 acres
- Current tenant: Arby's
- Highly visible location off Valleydale Road just off I-65 Exit 247
- Property offers 48 parking spaces and pylon signage
- **Please call for pricing**

	1 MILE	3 MILE	5 MILE
Population	3,947	40,921	100,221
Households	1,877	18,045	41,560
Avg HH Income	\$86,566	\$104,368	\$127,946



Wes Cline, CCIM

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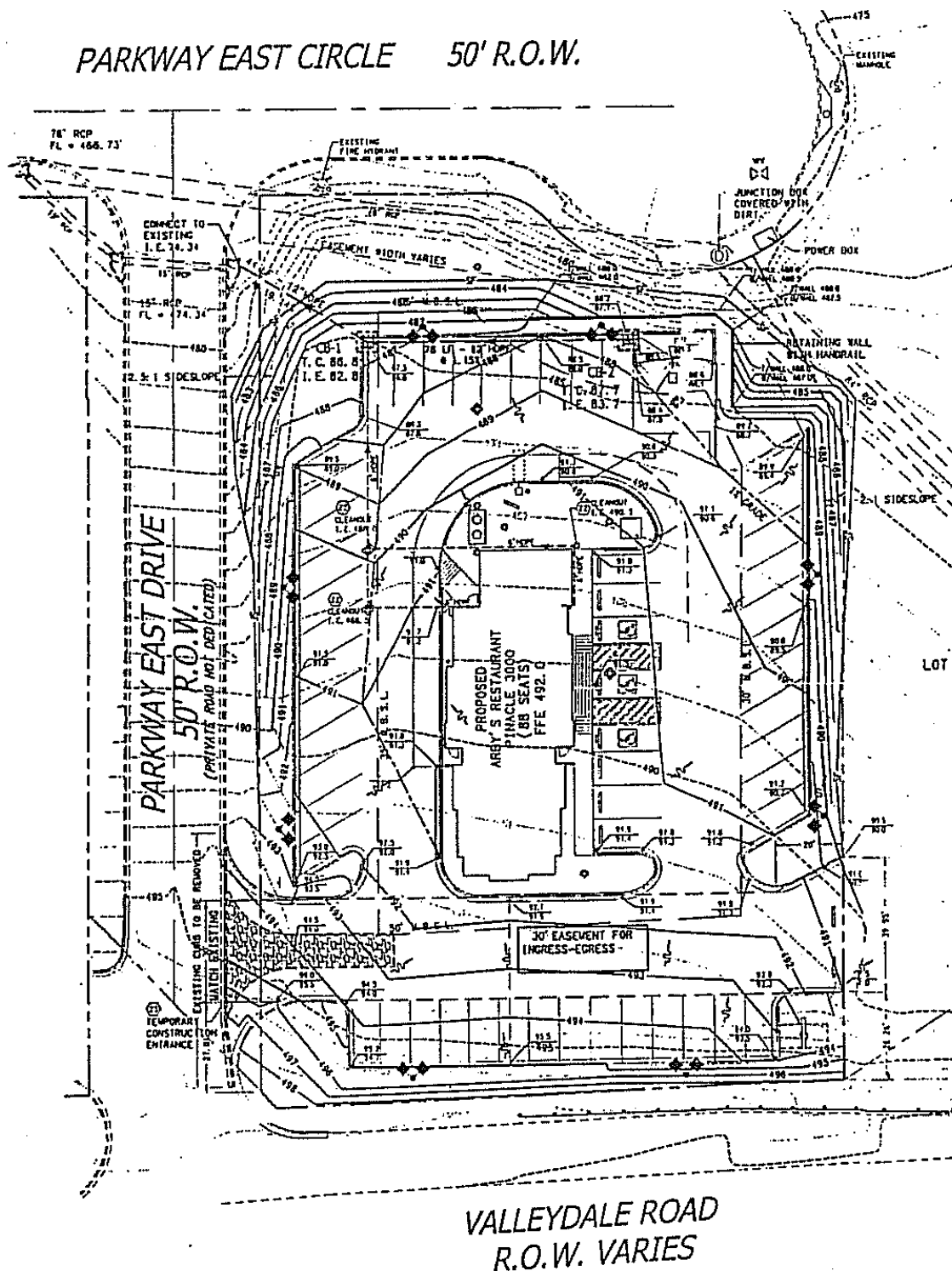
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110 E Parkway East Dr - Arby's



Fast Food - I-65 Corr/S Shelby
County Submarket
Birmingham, AL 35244

3,420
SF GLA

1.42
AC Lot

2001
Built

Single
Tenancy

Building

Type 2 Star Retail Fast Food
Location Suburban

GLA 3,420 SF

Stories 1

Typical Floor 3,420 SF

Class C

Building Ht 24'

Docks None

Construction Masonry

Tenancy

Owner Occup

Elevators

Single

No

None

Construction Event Date

Year Built 2001

CoStar Est. Rent \$13 - 16/SF (Retail)

Frontage 108' on Parkway East Cir (with 1 curb cuts)
40' on Parkway East Dr
53' on Valleydale Rd (with 1 curb cuts)

Taxes \$0.05/SF (2024)

Walk Score® Car-Dependent (28)

Parking Type Spaces
Surface 48

Land

Land Acres 1.42 AC

Bldg FAR 0.06

Land SF

61,885 SF

Zoning Commercial

Tenants

Name

Arby's

SF Occupied

2,750

Source: CoStar Research

Market Conditions

Vacancy Rates

Subject Property 0.0%
Submarket 1-3 Star 1.8%
Market Overall 4.2%

Current

YOY Change



0.0%

-0.2%

0.1%

Market Asking Rent Per Area

Subject Property \$13.26/SF
Submarket 1-3 Star \$14.63/SF
Market Overall \$15.54/SF

↓

↑

↑

-0.7%

3.7%

4.1%

Submarket Leasing Activity

12 Mo. Leased 65,378 SF
Months on Market 9.0

↓

↓

-48.5%

-3.1 mo

Submarket Sales Activity

12 Mo. Sales Volume \$42.08M
Market Sale Price Per Area \$164/SF

Current

Prev Year

\$42.08M

\$164/SF

\$18.62M

\$163/SF

Property Contacts

True Owner

Recorded Owner

Owner Type

Sonic Drive-In

H & V Properties

Corporation

Demographics

1 mile

3 miles

Population

Households

Median Age

Median HH Income

Daytime Employees

4,101

1,869

39.20

\$71,574

8,693

40,348

17,129

38.40

\$70,866

32,072

Population Growth '24 - '29

Household Growth '24 - '29

↑ 7.88%

↑ 8.03%

↑ 4.39%

↑ 3.69%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
Valleydale Rd	PkwyEast Cir SW	37,992	2022	0.04 mi
Valleydale Road	Parkway East Cir ...	33,628	2020	0.06 mi
Valleydale Road	PkwyEast Cir SW	32,404	2022	0.06 mi
Riverchase Pkwy E	PkwyEast Dr SE	15,109	2022	0.09 mi
Valleydale Rd	I- 65 SE	4,421	2022	0.20 mi
Riverchase Park...	Woods of Riverch...	15,976	2022	0.28 mi
I 65	Remington Cir SE	97,644	2022	0.28 mi
I- 65	Valleydale Rd N	97,125	2022	0.32 mi
Valleydale Road	Little Valley Ct SW	20,894	2022	0.33 mi
Regions Dr	Riverchase Pkwy ...	14,741	2022	0.40 mi

Made with TrafficMetrix® Products

Public Record

Total Value \$254,580 \$5.84/SF

Parcels 10-9-30-0-001-004-041

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