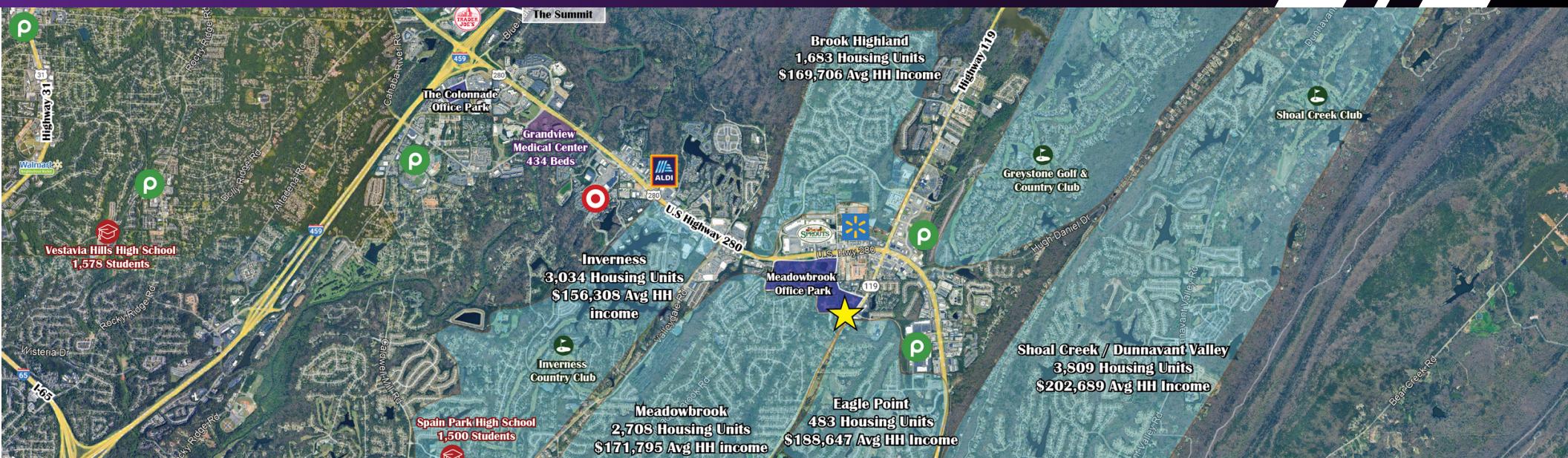


±3.88 ACRES FOR SALE

6700 HIGHWAY 119, BIRMINGHAM, AL 35242



PROPERTY HIGHLIGHTS

- 3.88± acres available for sale at the lighted intersection of Cahaba Valley Rd/Highway 119 and Doug Baker Boulevard
- Less than a mile away from Highway 280, Birmingham's most traveled highway and densest commercial corridor
- High visibility along Cahaba Valley Rd/Highway 119 with 18,000+ VPD
- Surrounded by affluent neighborhoods with nearby golf clubs, restaurants, retail centers, schools and medical facilities
- Located in unincorporated Shelby County but contiguous to Hoover (commercial) on 2 sides
- Adjacent to Meadow Brook Office Park (175-acre corporate campus), Cadence Place (mixed-use development with Cadence Bank, Edgar's Bakery, Taco Mama, New York Butcher Shop, Bellini's, and more), and a newly developed multi-tenant retail development featuring Burn Boot Camp, Baba Java, Popbar, Salt Clothing Company, Hydralive Therapy, and more
- Currently zoned OI with retail and B2 nearby
- 450 feet of frontage on Cahaba Valley Rd/Highway 119

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	3.88 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,143	17,743	32,595
Total Population	5,466	41,997	77,586
Average HH Income	\$145,693	\$154,109	\$150,054

Stephanie Hill

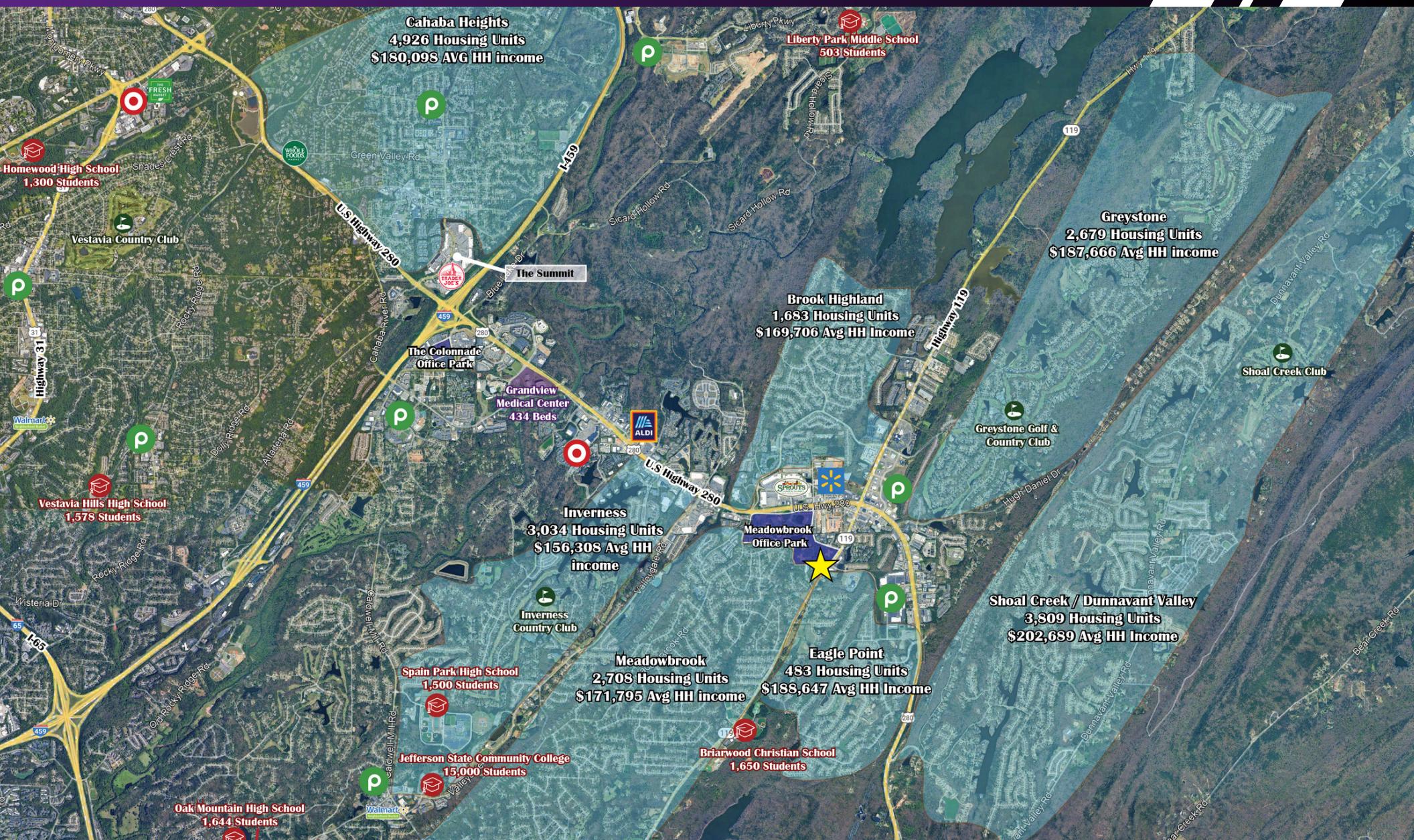
Director

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

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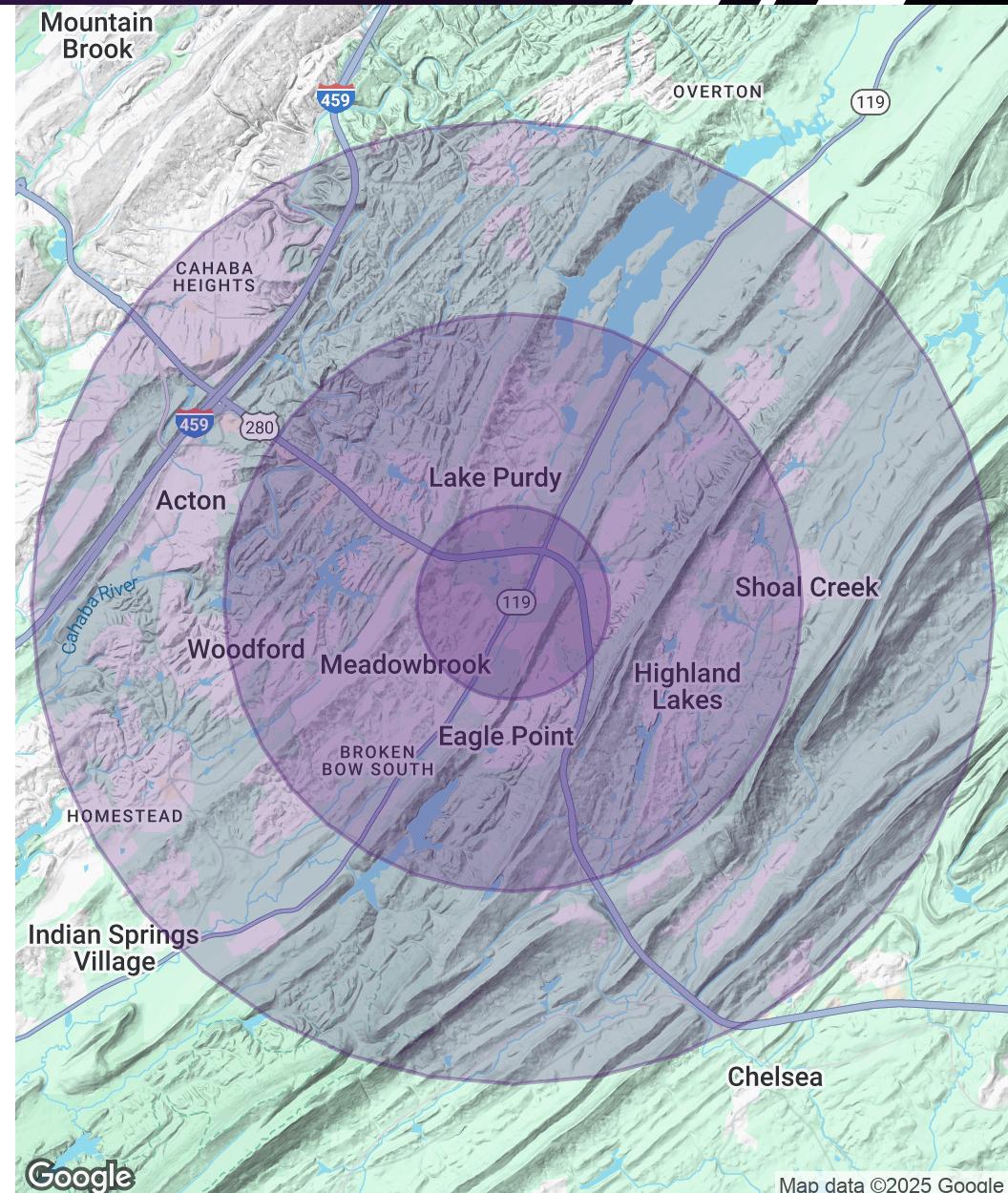
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,466	41,997	77,586
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,143	17,743	32,595
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$145,693	\$154,109	\$150,054
Average House Value	\$471,649	\$520,646	\$516,240

Demographics data derived from AlphaMap



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