



RETAIL SPACE FOR LEASE

191 & 195 West Valley Avenue Birmingham, AL 35209

Retail Space for lease in West Valley Plaza along busy road



LEASE RATE:

\$11.50/ SF NNN



AVAILABILITY:

1,250 - 2,300 SF



LOCATION:

- Minutes away from I-65
- Excellent mix of businesses and retailers surrounds this center
- 5 miles south of downtown Birmingham on a dense commercial corridor



TRAFFIC:

12,924 AADT on West Valley Avenue

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,834	70,623	184,670

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	7,925	49,276	151,770

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$79,879	\$95,664	\$109,045



HARBERT
RETAIL

NORMAN TYNES

ntynes@harbertrealty.com | 205.458.8105

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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AVAILABLE SUITES

Bldg 191

Suite 112: 1,500 SF
Suite 124: 1,500 SF
Suite 128: 2,300 SF

Bldg 195

Suite 100: 1,250 SF
Suite 108: 1,250 SF
Suite 120: 1,500 SF
Suite 124: 1,500 SF

Building 191



HARBERT
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