

# Cahaba Heights Service Center

3269 Cahaba Heights Rd • Vestavia Hills, AL 35243

FOR SALE

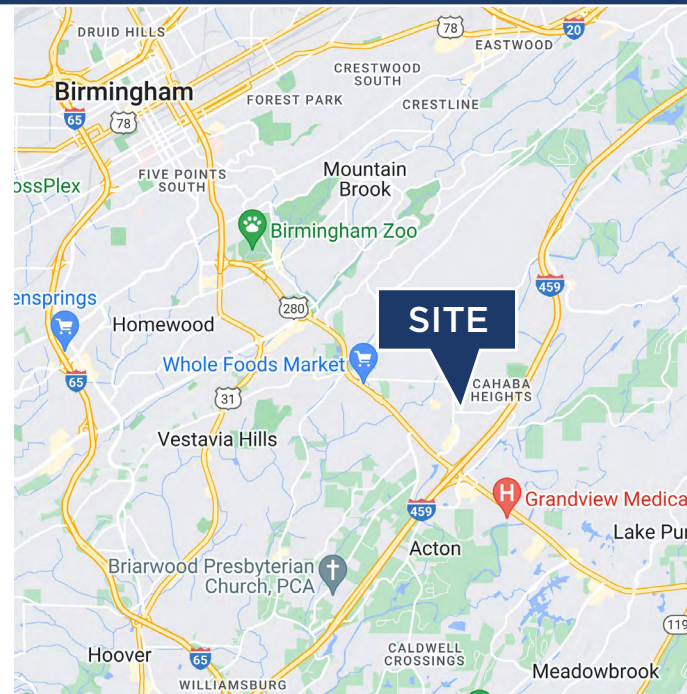


## Free Standing Building Available in Vestavia Hills, AL

### Features

- 5,720 SF Building on .55 Acres
- Zoned: B3 (City of Vestavia)
- Property offers 50' Bay Depths
- Highly visible location with easy access.
- **Unpriced. Showings by appointment.**  
**Offers accepted through July 10, 2024.**

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	6,726	40,938	140,495
Ave HH Income	\$119,343	\$157,617	\$160,315



Wes Cline, CCIM

205.515.7610

wes@hsccommercial.com

Julie C Baggett

julie@hsccommercial.com



HYDINGER STEWART & CHEW  
COMMERCIAL PROPERTIES, LLC

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## Property Overview

- Located on the main thoroughfare in Cahaba Heights at the corner of Cahaba Heights Rd. and White Oak Dr.
- Former garage with site elevation that provides high visibility.
- Front and rear access points offer an opportunity for a variety of users.
- In-ground tanks are present and registered with the Alabama Department of Environmental Management.
- Average household incomes in this market are rising to \$157,000 due to the influx of young families with professional careers.

## Pricing

- Cahaba Heights market rents are rising, reaching \$40 per square foot in some areas of the village.
- As a developed site, the lead time from acquisition to construction to opening is relatively quick compared to developing land and a building.
- The seller has not priced the property and offers buyers the opportunity to investigate and submit a bid to purchase the property.

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