

FOR LEASE

Grayson Valley Commons
5712 Chalkville Road, Birmingham, AL 35235



RED ROCK



5,000 SF Retail | Second Gen Restaurant

Lease Rate: Call to Discuss

TRISH RUSHING, CCIM

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PROPERTY OVERVIEW

5,000sf second generation restaurant suite immediately available in Trussville off Chalkville Rd. Less than 1 mile from I-59 and close to major retail hubs. High traffic area surrounded by residential neighborhoods. Excellent location for restaurant, auto parts, paint store, feed store, pet store, hardware store and more.

PROPERTY HIGHLIGHTS

- +/- 34,000 VPD
- Immediately Available
- Walk in Cooler and Freezer on site

OFFERING SUMMARY

Lease Rate:	Call to Discuss
Building Size:	20,000 SF
Available SF:	5,000 SF
Zoning:	Unincorporated
Market:	Grayson Valley

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

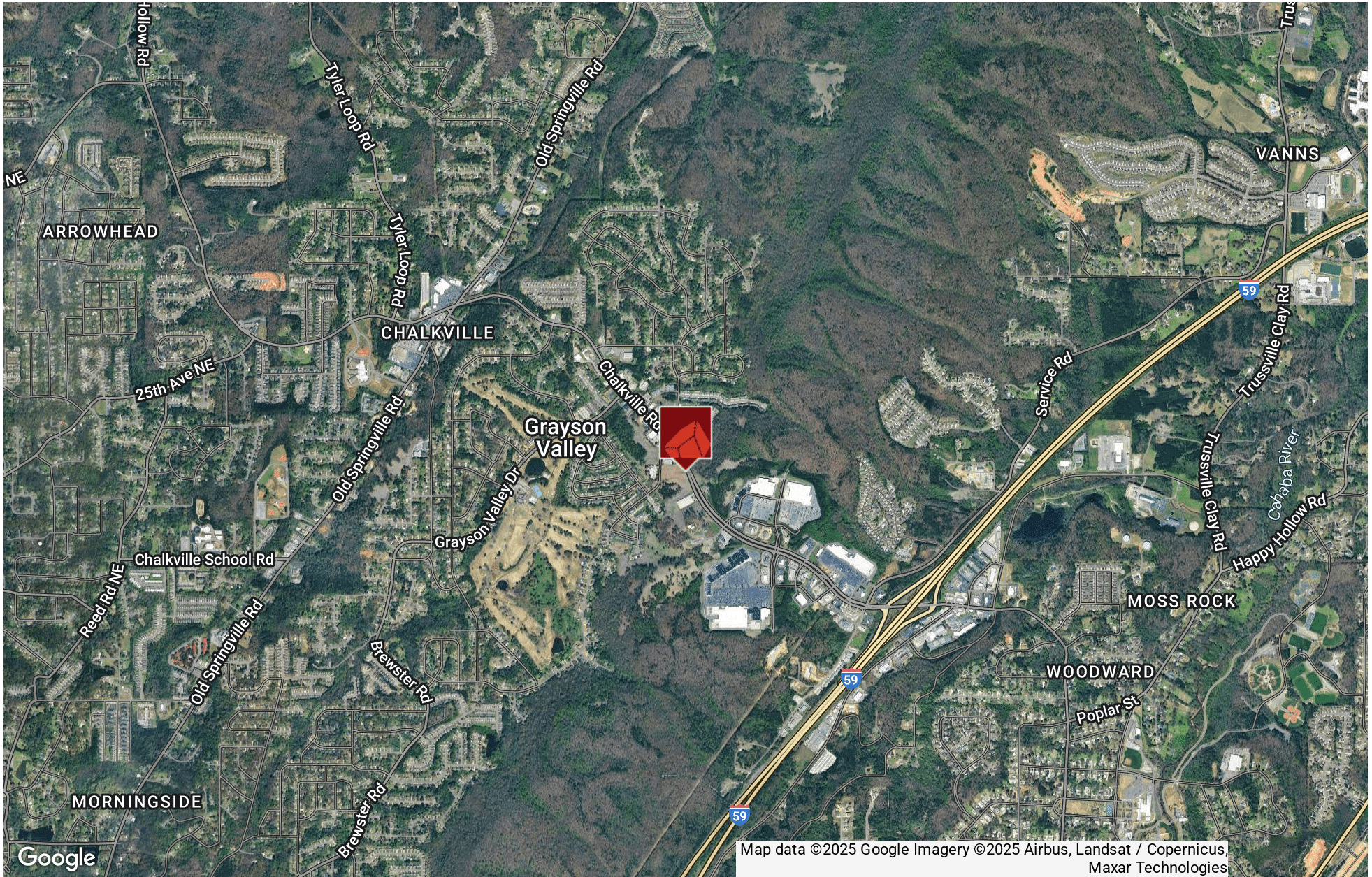


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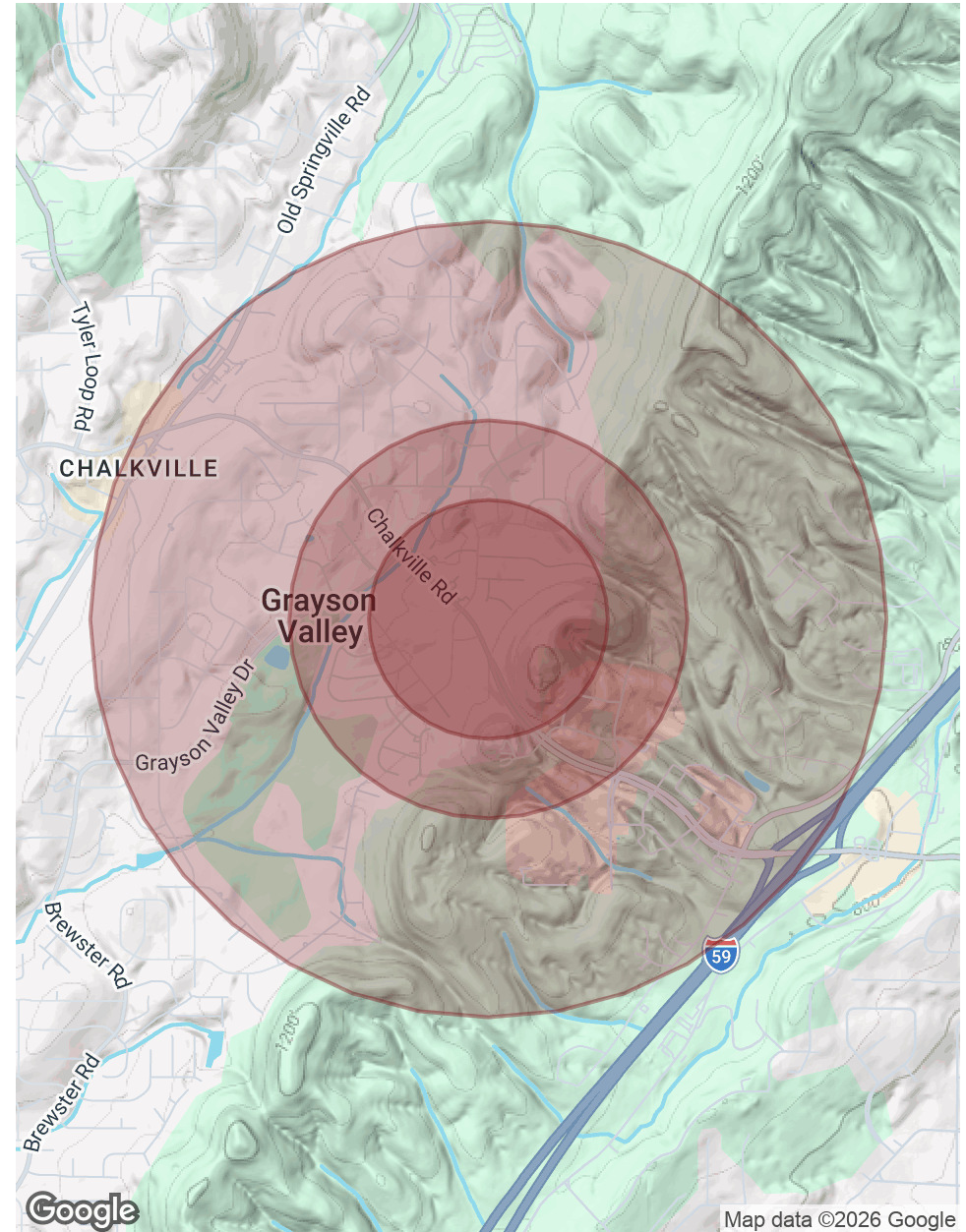
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	514	2,331	5,292
Average Age	38	37	38
Average Age (Male)	35	35	36
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	210	947	2,098
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$66,720	\$66,078	\$69,389
Average House Value	\$173,199	\$180,110	\$187,035

Demographics data derived from AlphaMap



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