

# QUICK SERVICE RESTAURANT FOR SALE

1428 Montgomery Highway ♦ Vestavia Hills, AL ♦ 35216



520 +/- sf BUILDING on .49 +/- Acre LOT ♦ PRICE: \$399,000

Mark Dinan, MBA, CCIM

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**MARK DINAN**  
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate  
  LoopNet™  CREXi

\*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

# LOCATION DETAILS

1428 Montgomery Highway ♦ Vestavia Hills, AL ♦ 35216

- ♦ 520 +/- sf Free-Standing QSR
- ♦ Lot Size: .49 +/- acres.
- ♦ Ideal for Restaurant, Coffee, Drive-Thru QSR
- ♦ Drive-Thru Window, Lane
- ♦ Abundant Parking
- ♦ Vestavia Hills is considered among most prominent suburbs of Birmingham.
- ♦ Convenient access to I-65 and US-31/Montgomery Highway.
- ♦ Outstanding Traffic counts: 127,090 cars per day on I-65  
33,933 cars per day on Hwy 31, Montgomery Hwy
- ♦ Population within 5 Miles: 153,010
- ♦ Zoned B-3 City of Vestavia.
- ♦ Total Taxes: \$3,531.76



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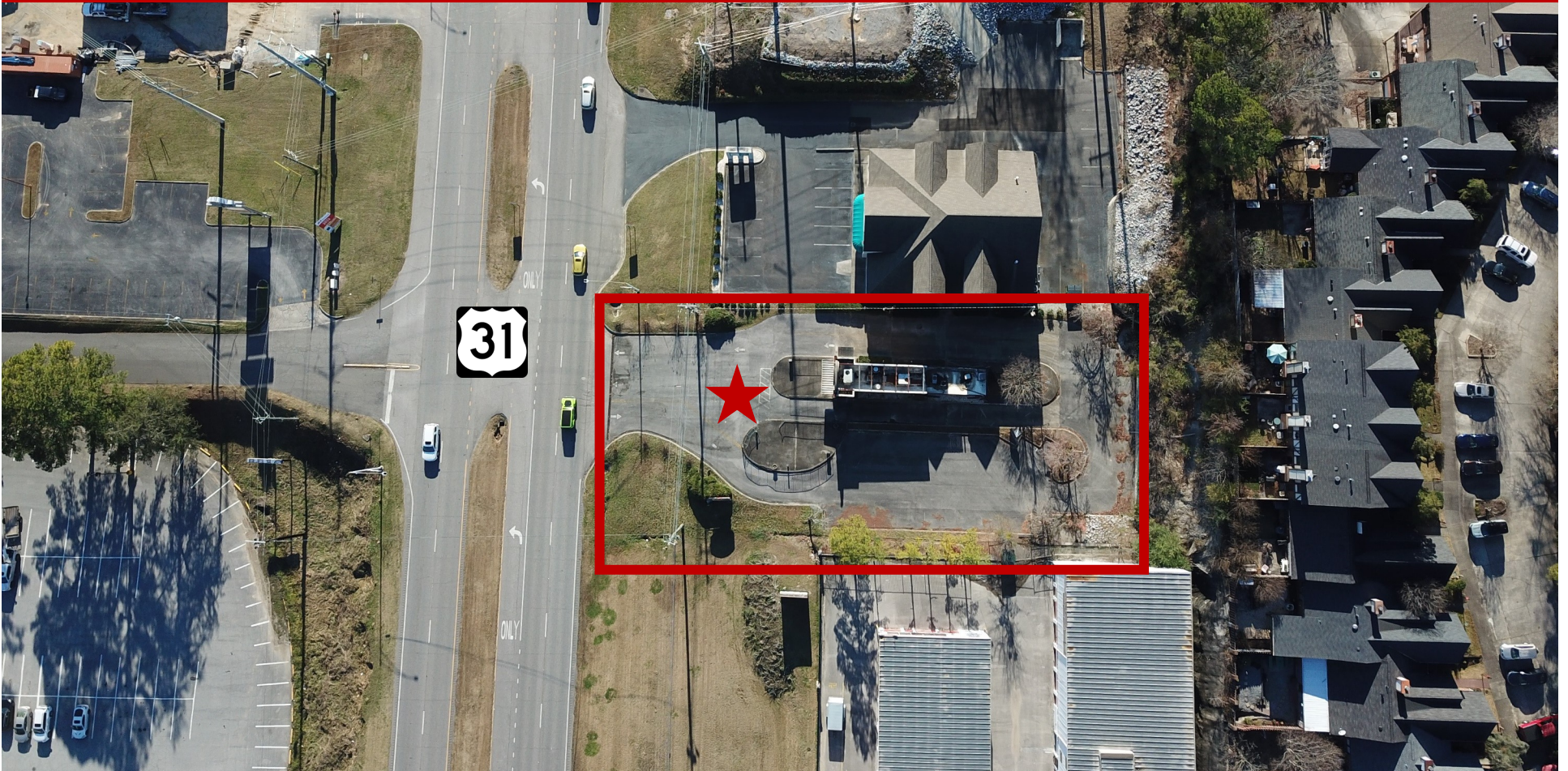
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# SITE PLAN

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# PLAT MAP

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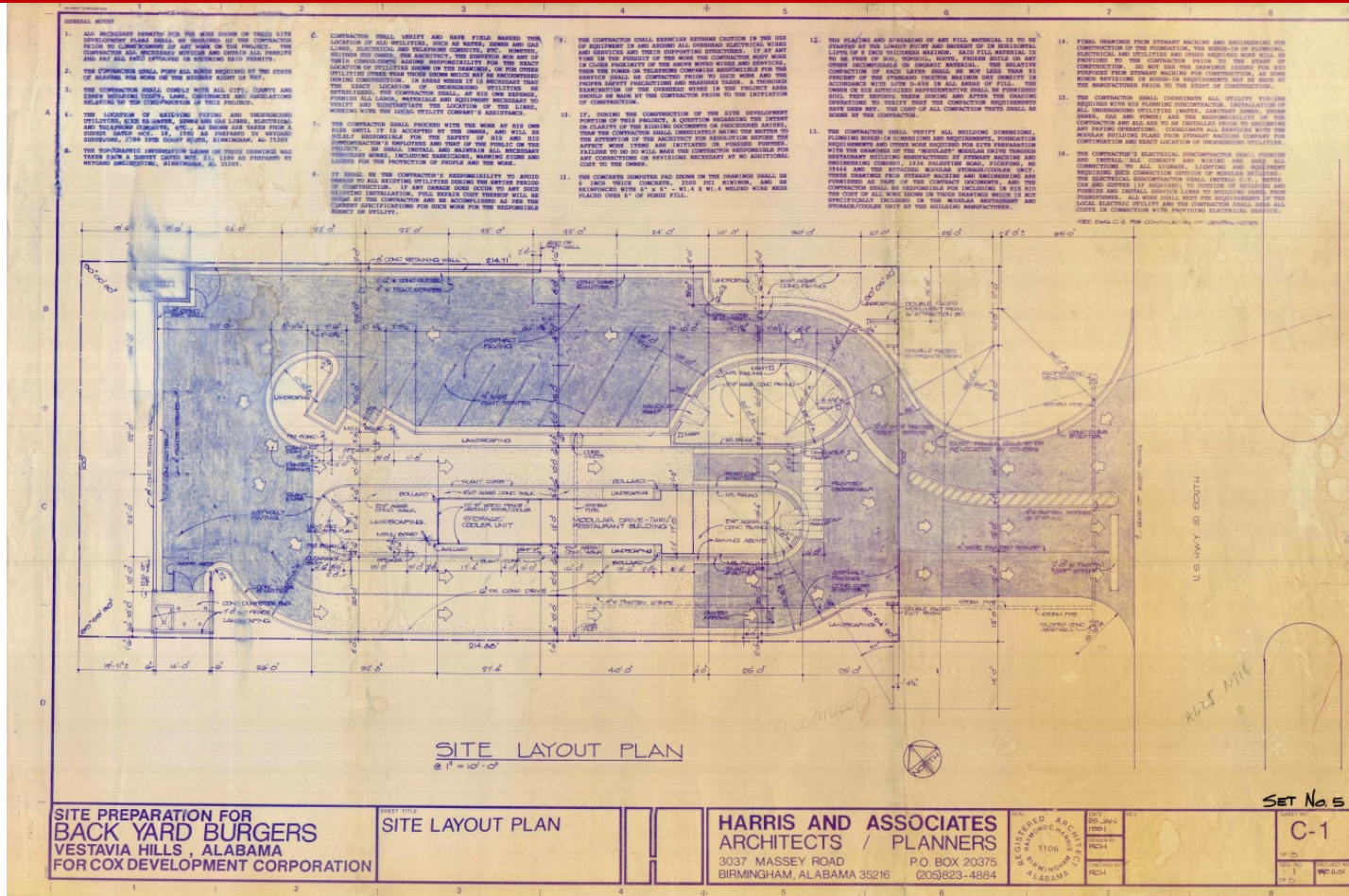
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# SITE LAYOUT PLAN

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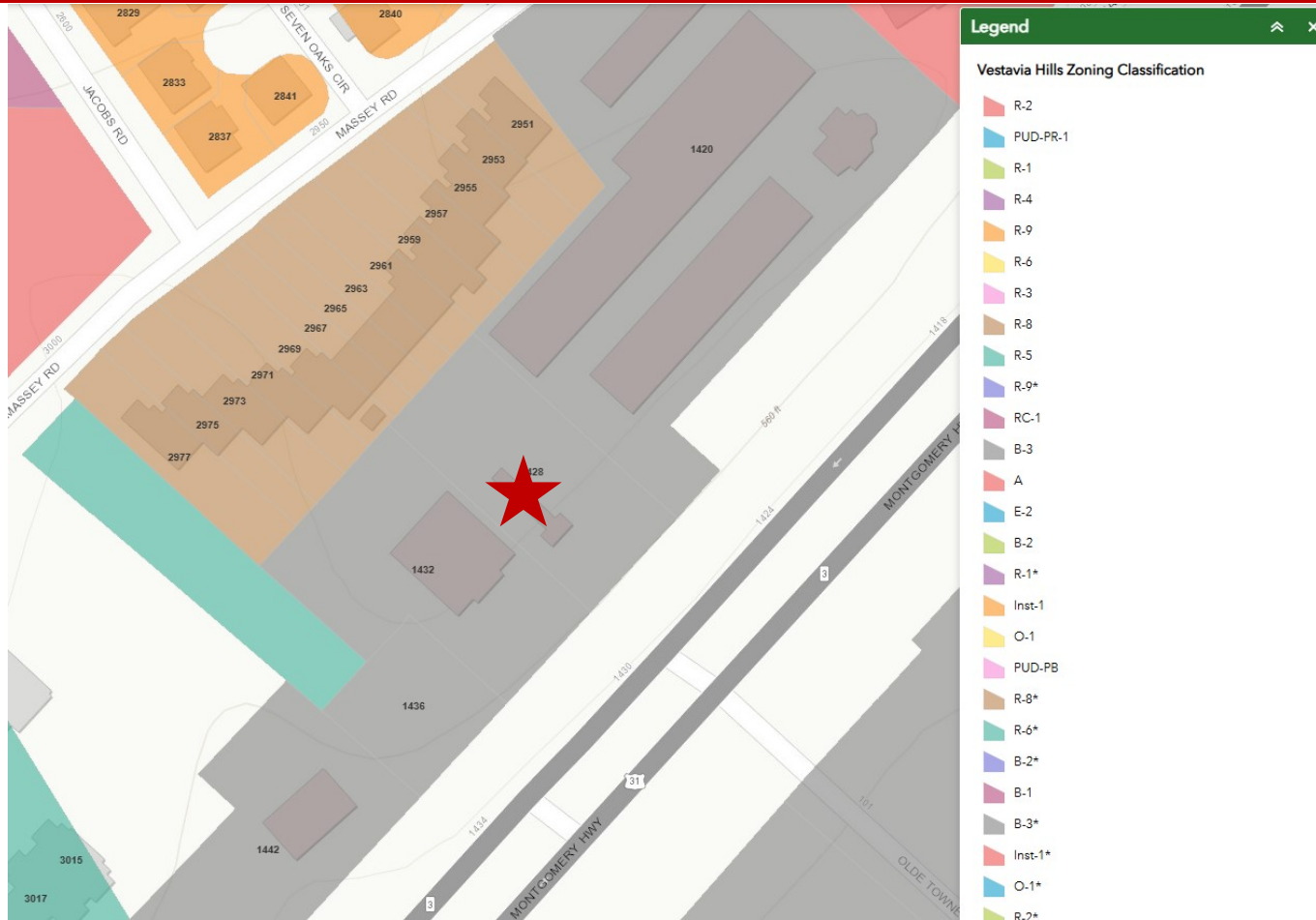
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# ZONING MAP

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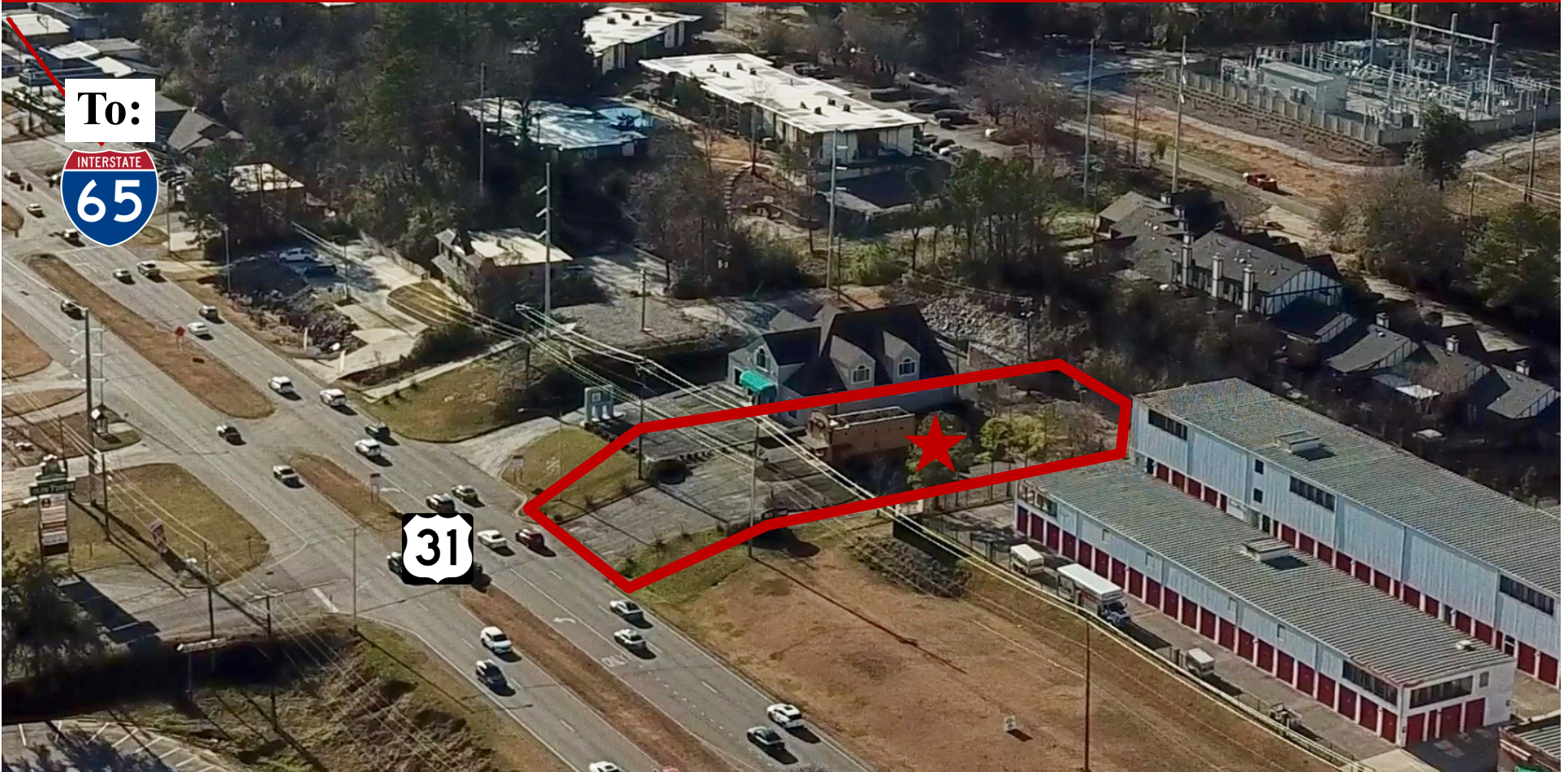
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# AERIAL PHOTO

1428 Montgomery Highway ◇ Vestavia Hills, AL ◇ 35216



To:



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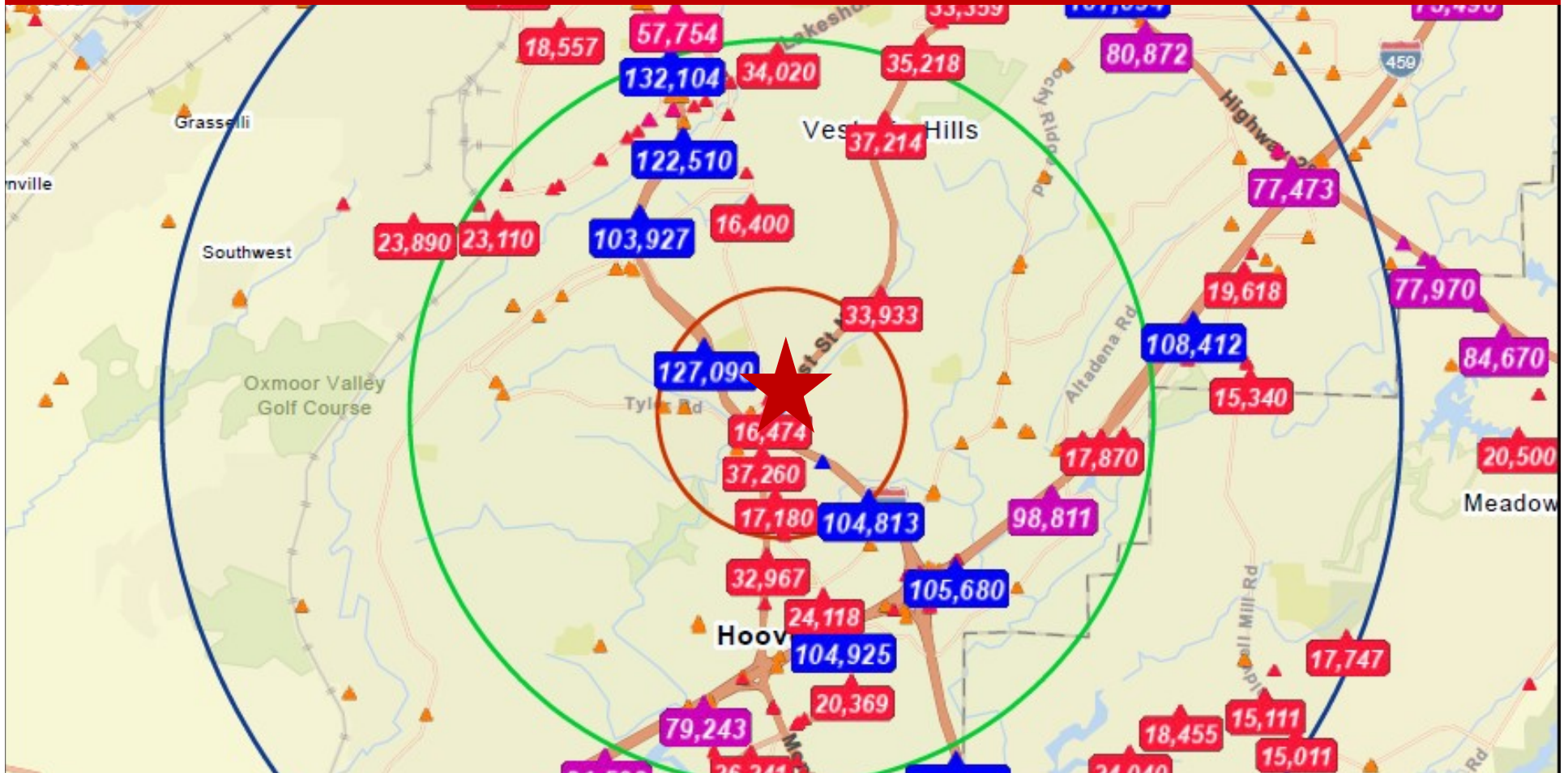
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# TRAFFIC COUNTS

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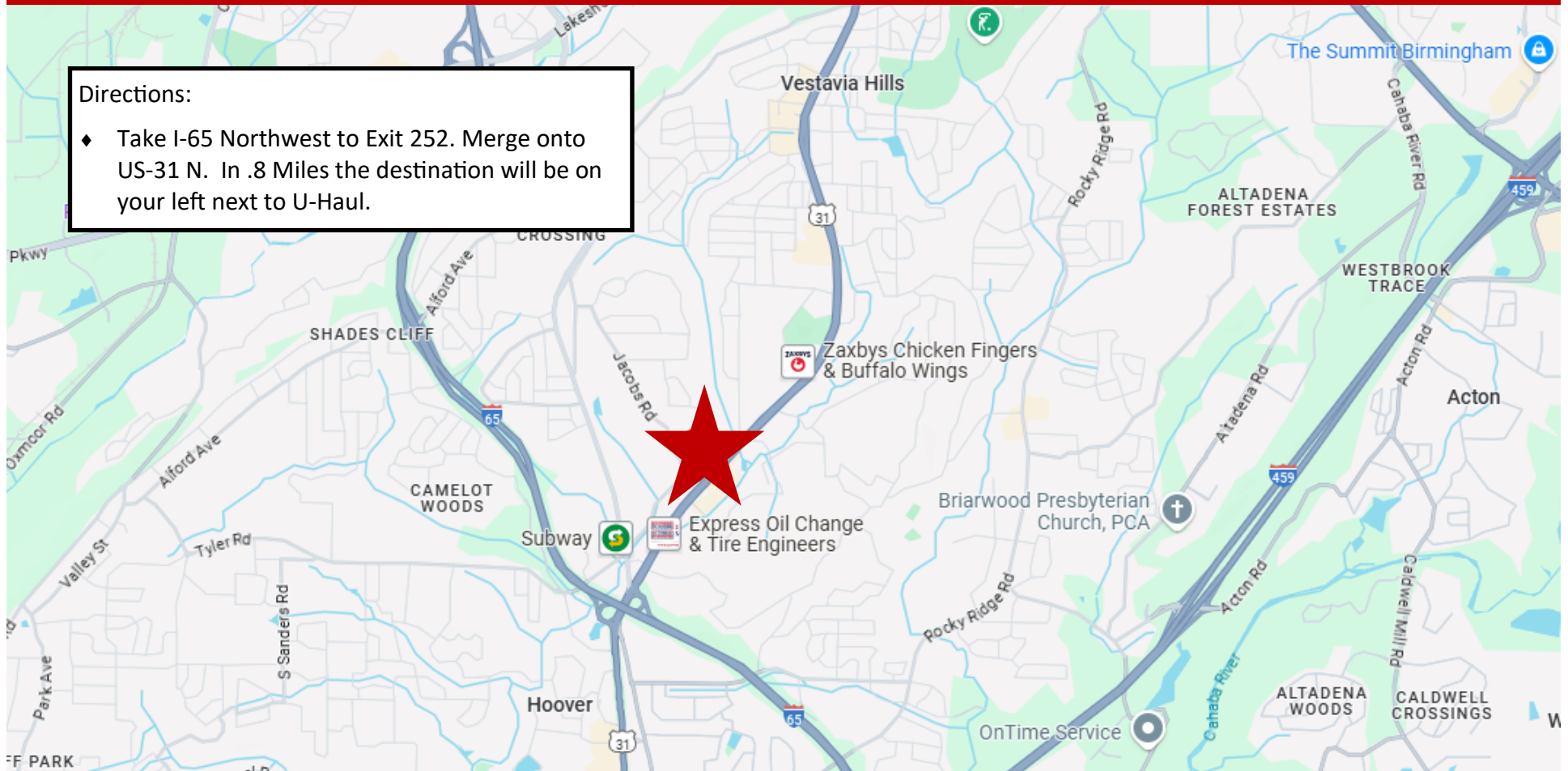
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# LOCATION MAP

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## Directions:

- ♦ Take I-65 Northwest to Exit 252. Merge onto US-31 N. In .8 Miles the destination will be on your left next to U-Haul.



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# DEMOGRAPHICS

1428 Montgomery Highway ♦ Vestavia Hills, AL ♦ 35216

## DEMOGRAPHIC SUMMARY

1428 Montgomery Hwy, Vestavia Hills, Alabama, 35216  
Ring of 5 miles

### KEY FACTS

160,682

Population



69,360

Households

36.0

Median Age

\$68,471

Median Disposable Income

### EDUCATION

2.7%

No High School Diploma



12.4%

High School Graduate



21.6%

Some College/  
Associate's Degree



63.3%

Bachelor's/Grad/ Prof Degree

### INCOME



\$85,792

Median Household Income



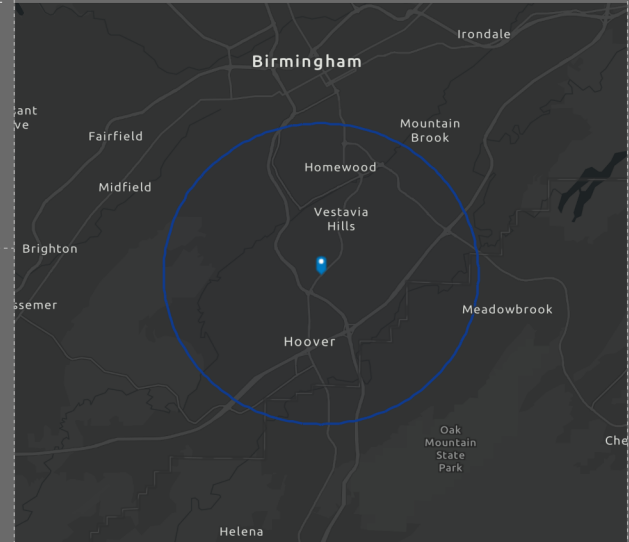
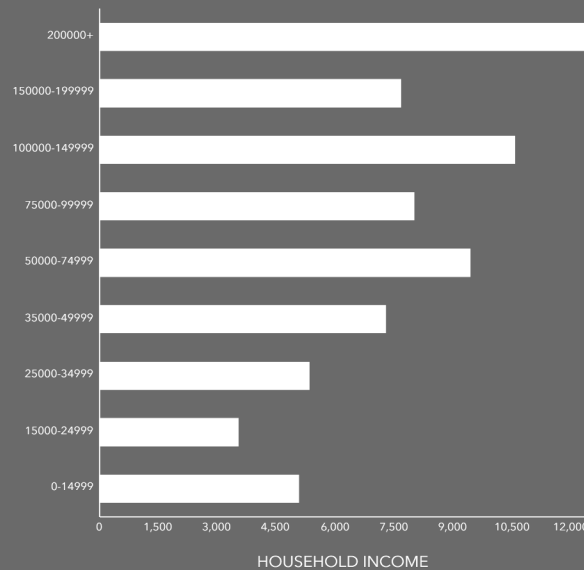
\$56,243

Per Capita Income



\$195,040

Median Net Worth



### EMPLOYMENT



78.0%

White Collar



11.5%

Blue Collar



12.4%

Services

2.2%

Unemployment Rate

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