

FOR SALE

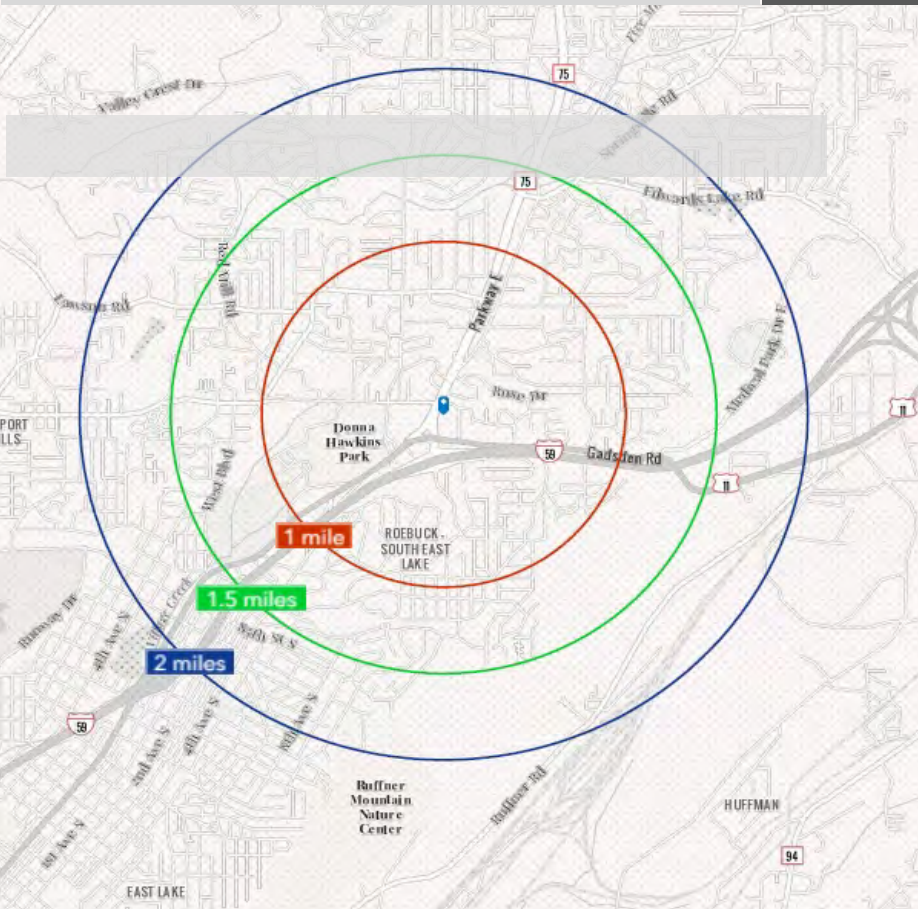


BIRMINGHAM, AL  
Former *Walgreens* #11469

±1.77 AC | ±14,245 SF | MU-M | \$1.9MM

9325 PARKWAY E





**Property Overview**

- **Offering Price.** \$1,900,000
- **Delivery.** ‘As-Is’, Vacant (FF&E not included)
- **Property.** ±1.77 AC
- **Building.** ±14,245 SF + DT
- **Signage.** Pylon w/ electronic reader + building
- **Yr Built.** 2008
- **Parcel ID.** 2300011003001000
- **Access.** RI/RO on E Parkway & FI/FO on Medford Rd
- **Zoning.** MU-M, City of Birmingham
- **Prohibited Uses.** Pharmacy, restaurant deriving 25% or more of its gross sales from the sale of chicken, Starbucks or incidental sale of Starbucks branded products.

**Location Overview**

- **Convenient Location.** ± 0.25 mile to I-59
- **High Traffic Counts.** >50K VPD
- **Nearby Retailers.** Include Walmart, YMCA, Chick-fil-A, Hardee’s, Arby’s CVS, McDonald’s, O’Reilly, Wells Fargo, Circle K, Shell, Chevron

‘25 Estimates	1 Mile	1.5 Mile	2 Miles
<b>Population</b>	<b>5,460</b>	<b>12,432</b>	<b>20,521</b>
<b>Households</b>	<b>2,143</b>	<b>4,831</b>	<b>7,990</b>
<b>Avg. HH Inc.</b>	<b>\$82,300</b>	<b>\$78,867</b>	<b>\$73,241</b>
<b>Parkway E – Daily Traffic Count Estimate</b>	<b>50,950 VPD</b>		
<b>Red Lane Rd – Daily Traffic Count Estimate</b>	<b>9,660 VPD</b>		



Red Lane RD – 9,660 VPD

Parkway E – 50,950 VPD

Medford RD





















birmingham, al

9325 PARKWAY E



# TERMS

OFFERING PRICE

\$1,900,000

DELIVERY

Vacant (FF&E not included)

TERMS

'As-Is', No Financing Contingency

DEED RESTRICTION

Pharmacy, restaurant deriving 25% or more of its gross sales from the sale of chicken, Starbucks or incidental sale of Starbucks branded products.

OFFERS EVALUATED AS RECEIVED

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

# CONTACT

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