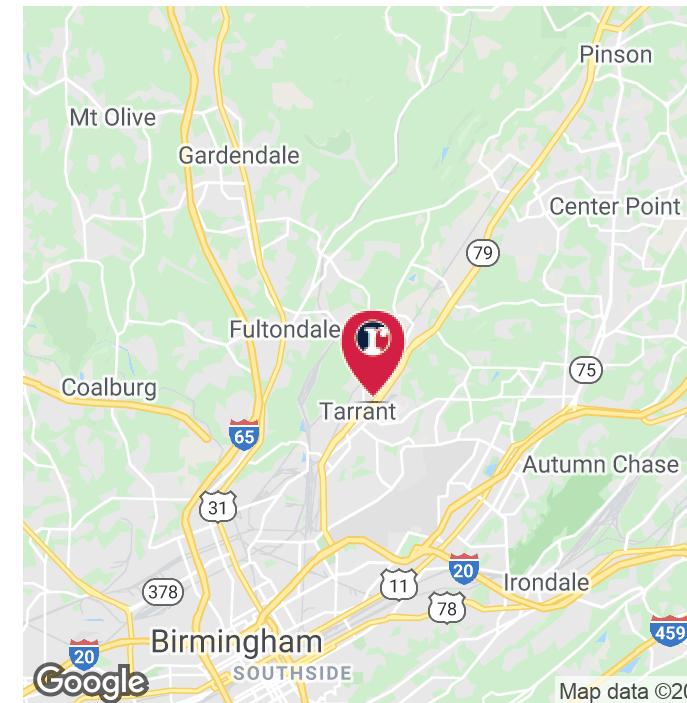


# +- 843 RESTAURANT WITH TWO DRIVE-THRU'S

2050 Pinson Valley Pkwy Birmingham, AL 35217



## RETAIL PROPERTY FOR SALE & LEASE

Excellent opportunity on Pinson Valley Parkway

### Property Highlights

- Jefferson County Parcel ID#: 23-00-05-1-001-004.000
- +- 843 SF Restaurant on 0.41 AC
- Located at a signalized intersection with heavy daytime traffic
- Surrounding Retail includes McDonalds, Family Dollar, Rent-A-Center and more
- Pylon sign available
- 50' frontage on Pinson Valley Parkway

Demographics	3 Miles	5 Miles	10 Miles
Total Households	9,235	37,779	144,224
Total Population	23,961	95,377	353,109
Average HH Income	\$43,506	\$50,607	\$72,110

### Traffic Counts

35,709 VPD (Pinson Valley Pkwy)

LYNDY YIM

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yim@retailspecialists.com

JOE STRAUSS, CCIM

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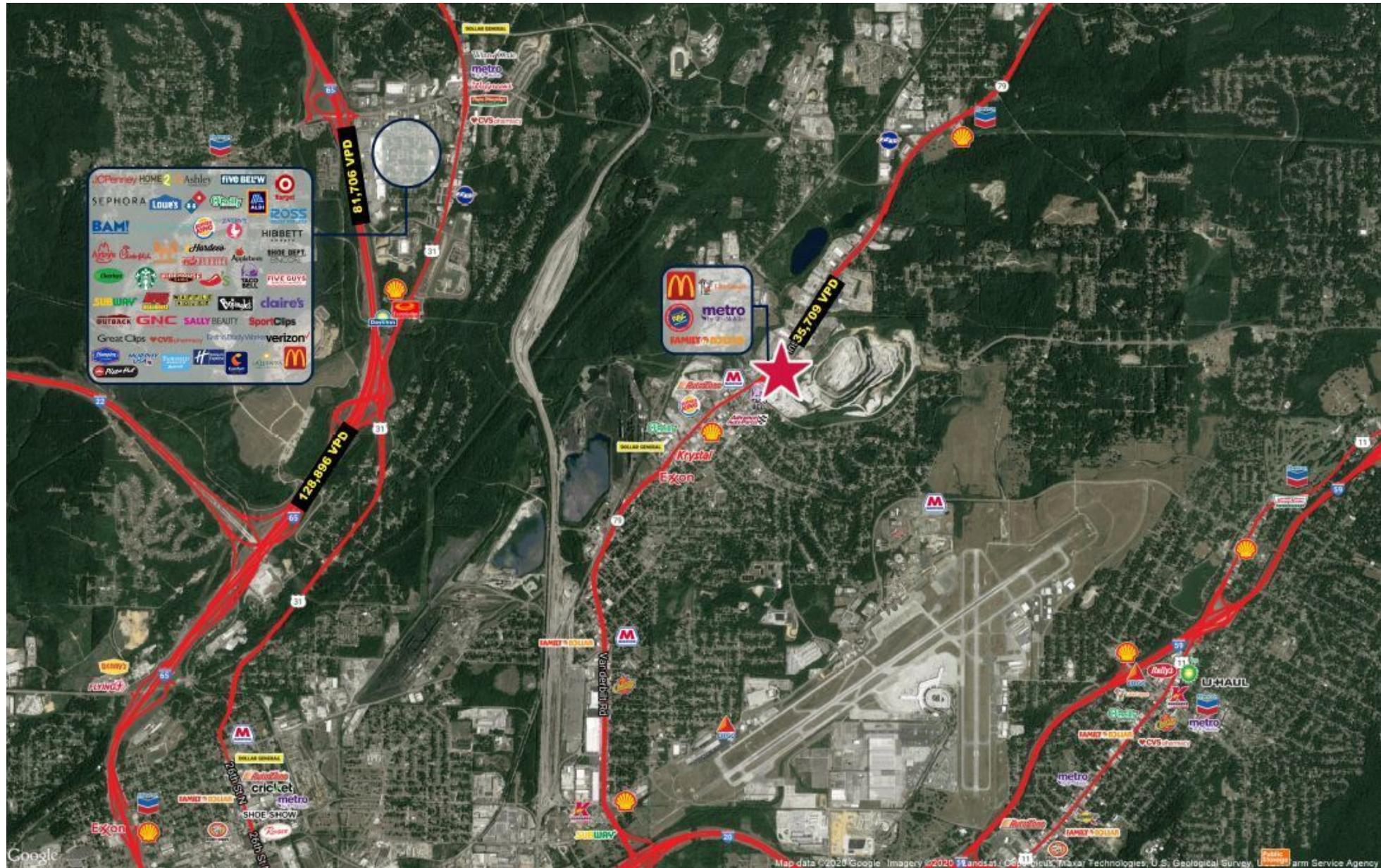
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# +/- 843 RESTAURANT WITH TWO DRIVE-THRUS

2050 Pinson Valley Pkwy Birmingham, AL 35217

MARKET AERIAL | FOR SALE & LEASE



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DEMOGRAPHICS MAP & REPORT | FOR SALE & LEASE

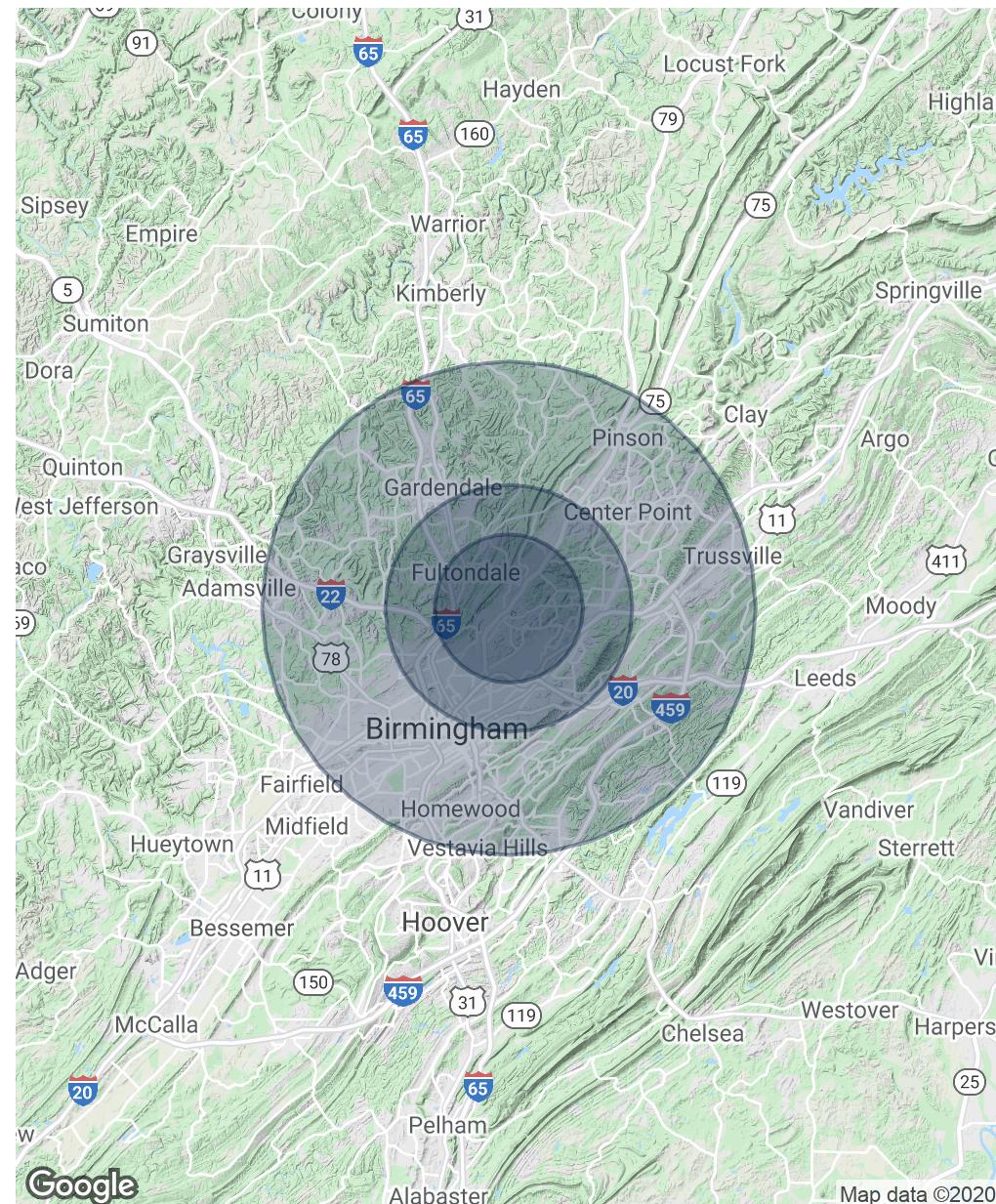
## Population

	3 Miles	5 Miles	10 Miles
Total Population	23,961	95,377	353,109
Average age	38.2	39.0	38.8
Daytime Population	32,109	112,194	505,095

## Households & Income

	3 Miles	5 Miles	10 Miles
Total households	9,235	37,779	144,224
# of persons per HH	2.57	2.46	2.37
Average HH income	\$43,506	\$50,607	\$72,110
Average house value	\$116,841	\$148,172	\$253,642

\* Demographic data derived from SiteWise Pro



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