

AVAILABLE ENDCAP

RETAIL SPACE FOR LEASE

8011 & 8021 Liberty Parkway, Vestavia Hills, AL 35242

New retail development in ideal Liberty Park location

CAHABA STATION - PROPERTY HIGHLIGHTS

- Easy access to I-459 via Liberty Parkway / Overton Road
- Located near Encompass Health (600+ Employees), Federal Reserve Bank of Atlanta (Bham Branch), and The Urban Center (1,250 Employees)
- Located in close proximity to Mountain Brook High School, Brookwood Forest Elementary, and Liberty Park Elementary/Middle Schools
- Restaurant space available with grease trap in place



ASKING RATE:

Call for pricing



AVAILABLE:

Building 300: 2,414 SF



LOCATION:

Conveniently located off of Liberty Parkway



TRAFFIC:

±10,000 AADT on Liberty Parkway



HOUSEHOLDS:

12,242 within 5 miles
900+ projected home sales in Liberty Park



HARBERT
REALTY SERVICES

NORMAN TYNES

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LACEY SCOTT

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For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

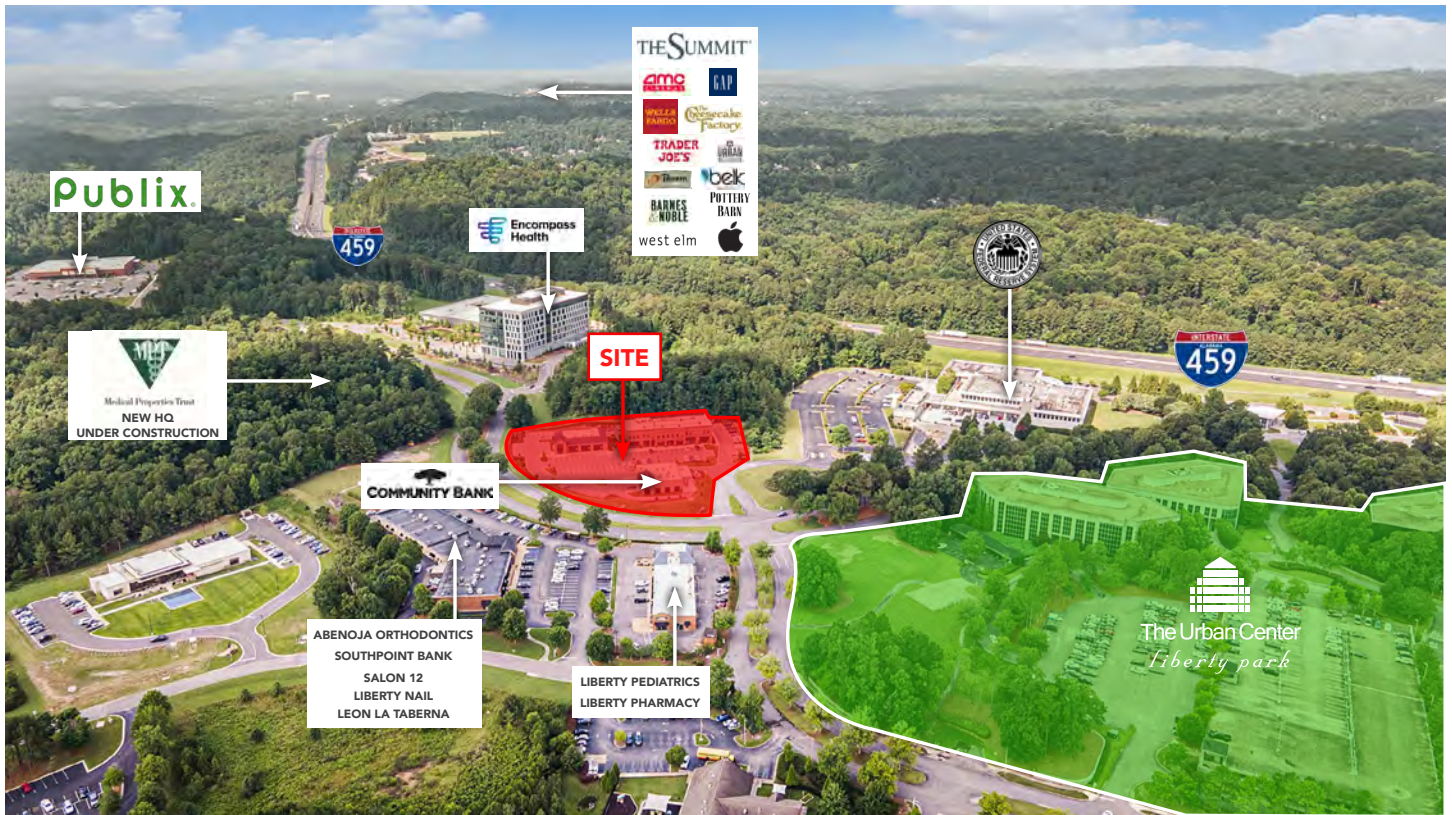
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View the
Drone Video

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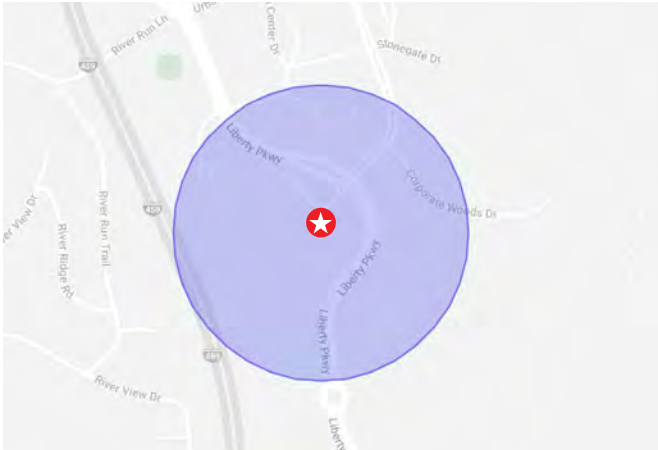
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LOCATED IN HIGH GROWTH CORRIDOR IN VESTAVIA HILLS



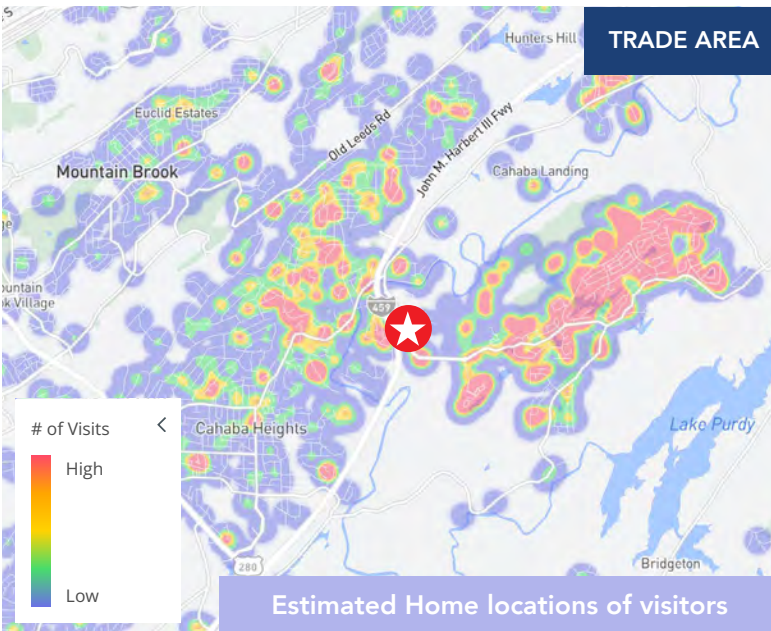
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	309.7K
Visitors	71.5K
Visit Frequency	4.34x
Avg Dwell Time	83 minutes

309.7K
VISITS

\$188K+
AVG HH INCOME
WITHIN 1 MILE

71.5K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	2,295	29,578	108,209

EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	4,305	16,680	85,272

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$210,768	\$213,039	\$181,219



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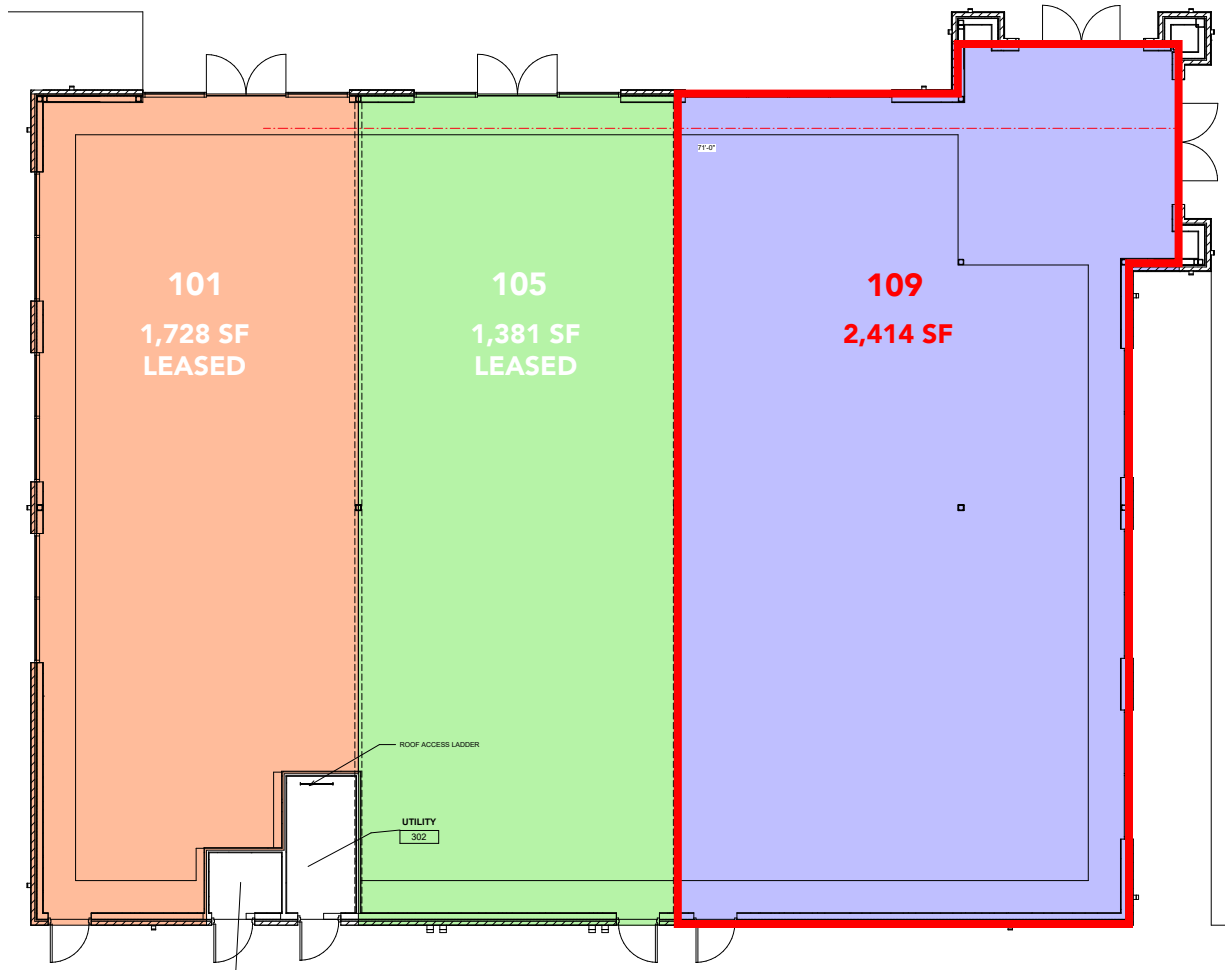
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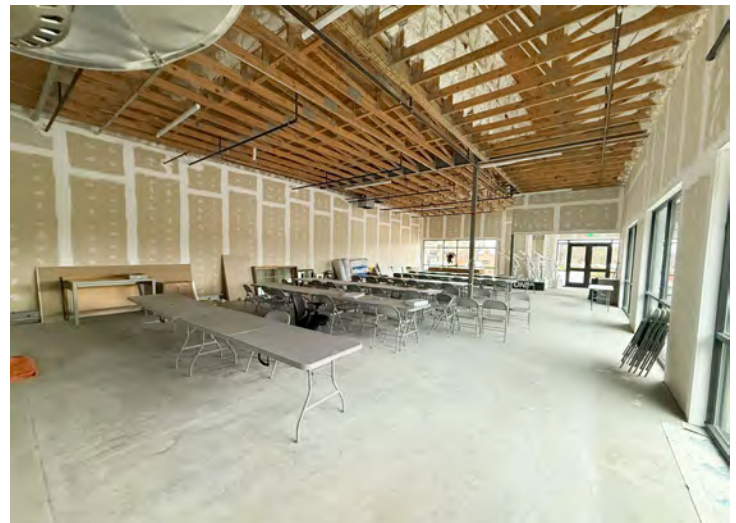
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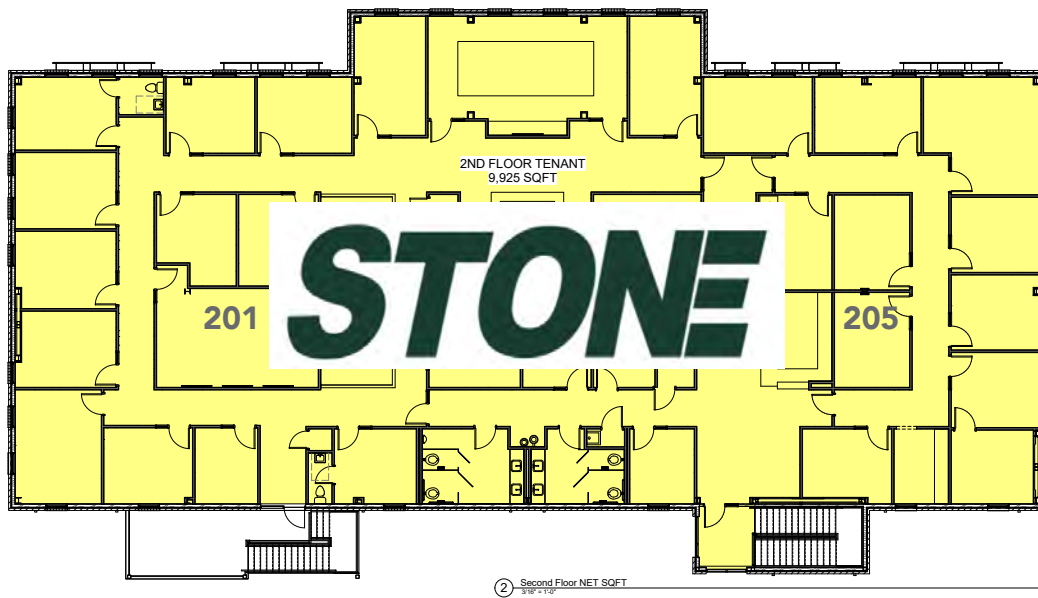
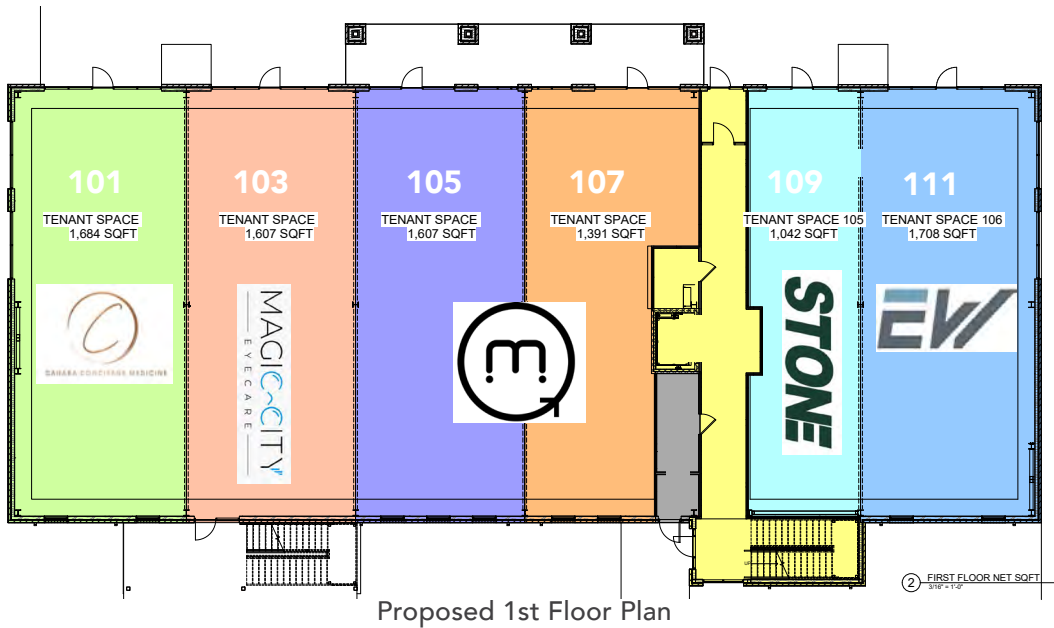
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**BUILDING 100:
FULLY LEASED**



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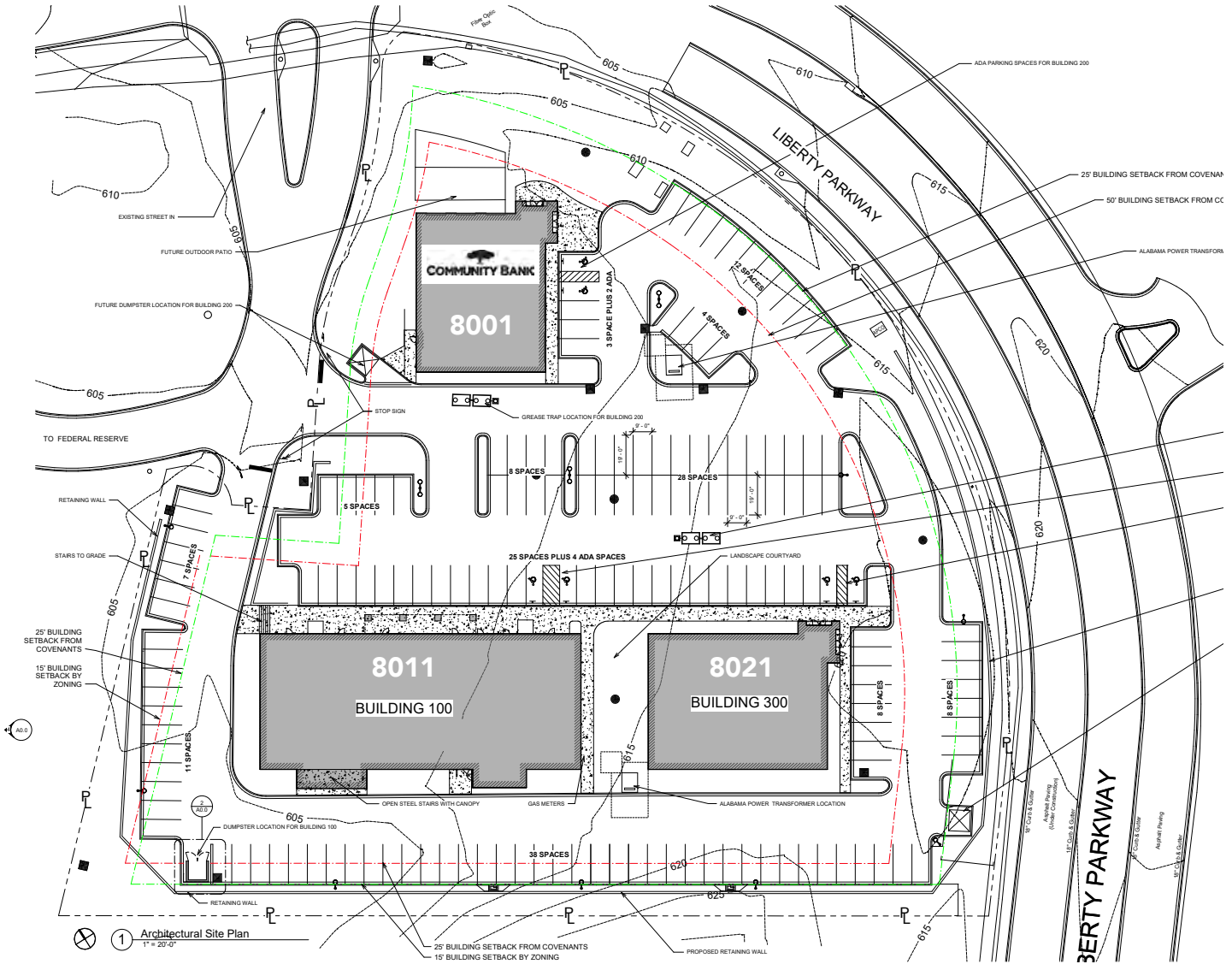
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