

OVERVIEW

AERIAL

PHOTOS



RETAIL BUILDING FOR SALE/LEASE

96-98 Hilltop Business Center Dr
Birmingham, AL 35209



PROPERTY AVAILABLE

- ▶ Building Size: 9,000± SF
- ▶ Approximately 1 acre site
- ▶ Free-standing former Napa Auto Parts
- ▶ 25 parking spaces
- ▶ Great visibility from Hwy 31
- ▶ Traffic Counts: 31,680 VPD on Hwy 31
- ▶ Existing NAPA Auto Parts lease on 6,000 SF of the 9,000 SF building through June 2022

CALL FOR PRICING

Demographics	1 Mile	3 Miles	5 Miles
Population	3,972	34,296	89,570
Daytime Pop.	7,093	40,181	96,119
Avg. HHI	\$82,044	\$99,524	\$104,739



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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

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