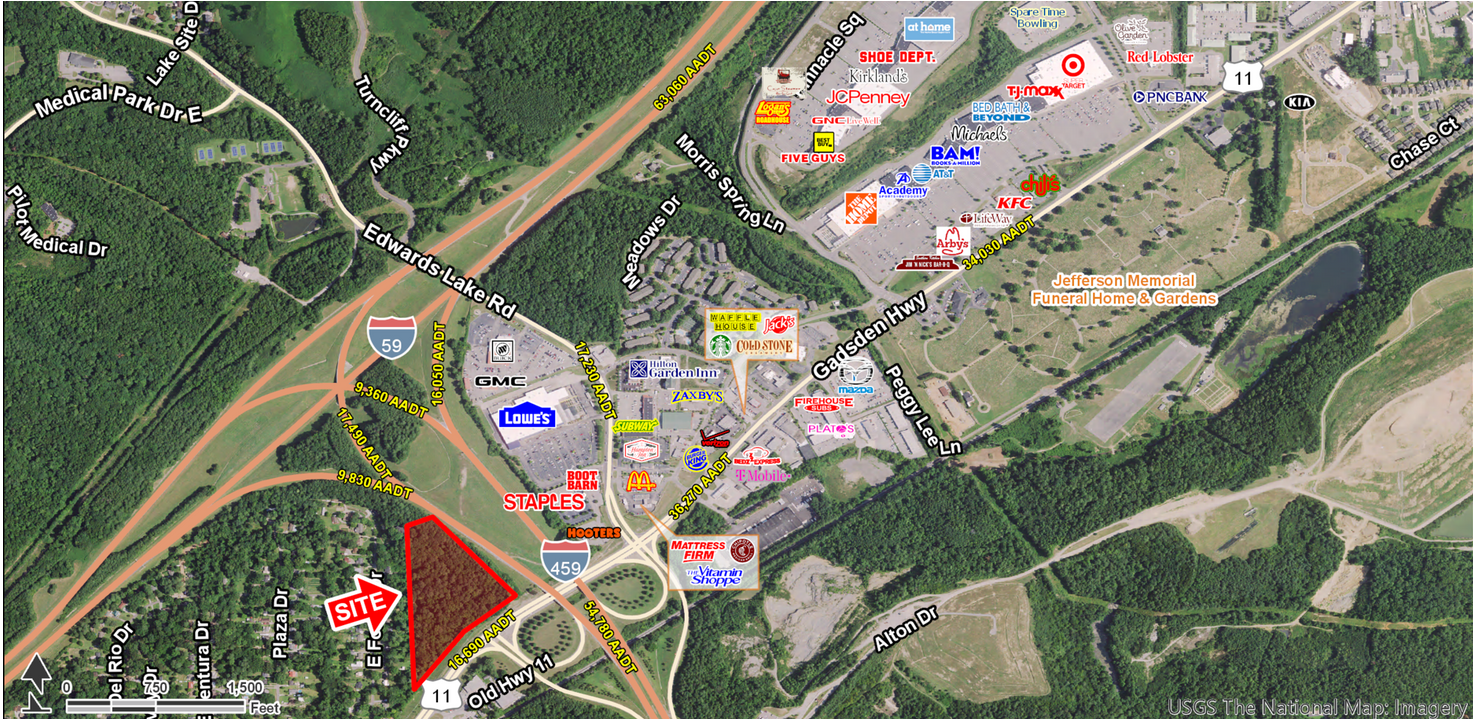


8.94 ACRES AVAILABLE

I-459 & Highway 11, Birmingham, AL 35235

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Property is located at the prime intersection of I-459 and Highway 11



PROPERTY HIGHLIGHTS

- Available: 8.94 Acres
- Zoning is C-1 & R-1
- Prime development opportunity
- Traffic Counts: 15,840 AADT (Highway 11), 50,410 AADT (Interstate 459)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	745	23,338	80,623
DAYTIME POPULATION	3,678	29,916	81,061
HOUSEHOLDS	356	9,295	31,315
AVERAGE HH INCOME	\$61,562	\$75,460	\$69,060

EXCLUSIVE AGENT(S)

DAVID ASHFORD, CCIM • david.ashford@tscg.com • 205.870.5655



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SITE PLAN



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