

FOR LEASE

Warren Place

621 Montgomery Highway, Vestavia Hills, AL 35216



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr Modified Gross
Available SF:	2,236 SF
Building Size:	8,692 SF

PROPERTY DETAILS

- Former café space available
- Located on Montgomery Highway (Highway 31) - the main retail artery of Vestavia Hills
- Outdoor dining available
- Parking 3/1,000 plus cross-parking with adjacent retail (Some employee parking in rear of building)
- Traffic Count - 2018 - 36,918 VPD
- Great visibility, excellent signage, easy access

GEORGE ELLIOTT

205.531.6094

ge@shanwalt.com

**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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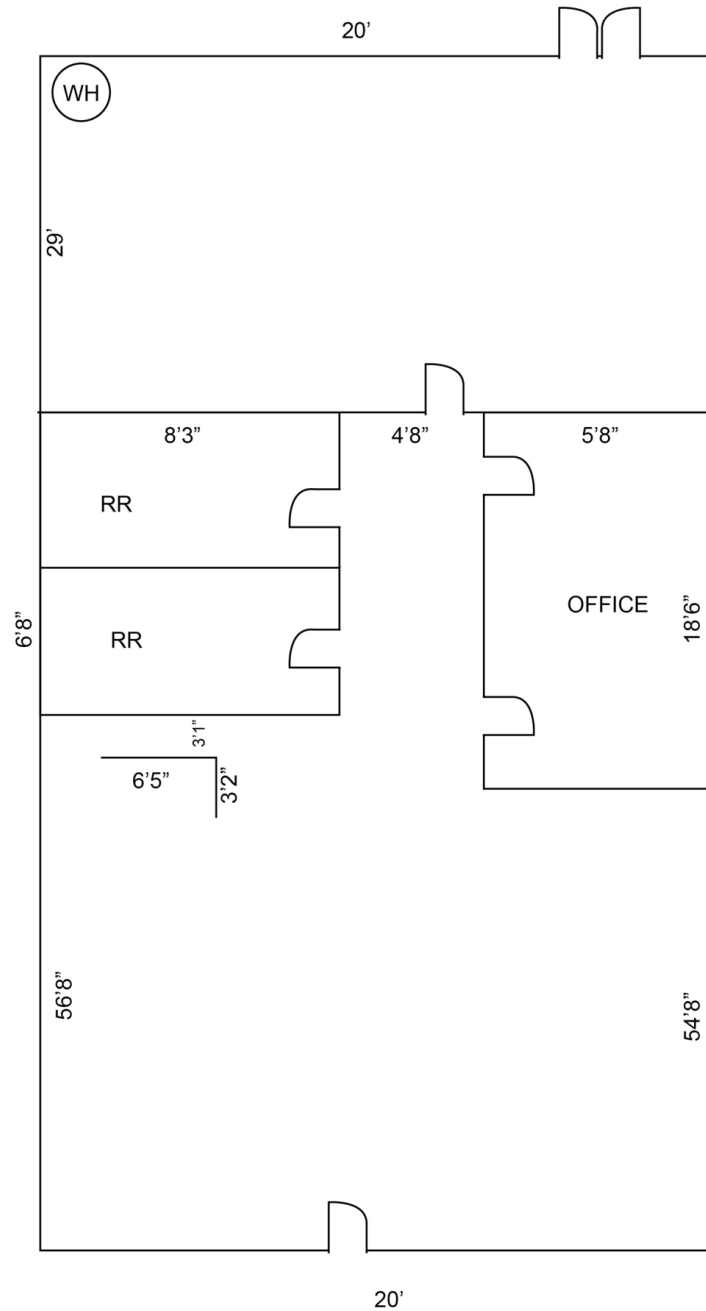
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,348	66,441	177,121
Median age	39.6	34.9	35.8
Median age (Male)	38.7	34.5	35.1
Median age (Female)	39.3	35.3	36.6
Total households	2,783	27,001	76,489
Total persons per HH	2.3	2.5	2.3
Average HH income	\$106,182	\$96,338	\$84,840
Average house value	\$506,966	\$454,239	\$372,251

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