

RETAIL SPACE FOR LEASE

631 Montgomery Highway

Vestavia Hills, AL 35216



SHANNON WALTCHACK
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PROPERTY SUMMARY

Available SF:

3,687 SF
Center Suite
Available 9/1/17

Lease Rate:

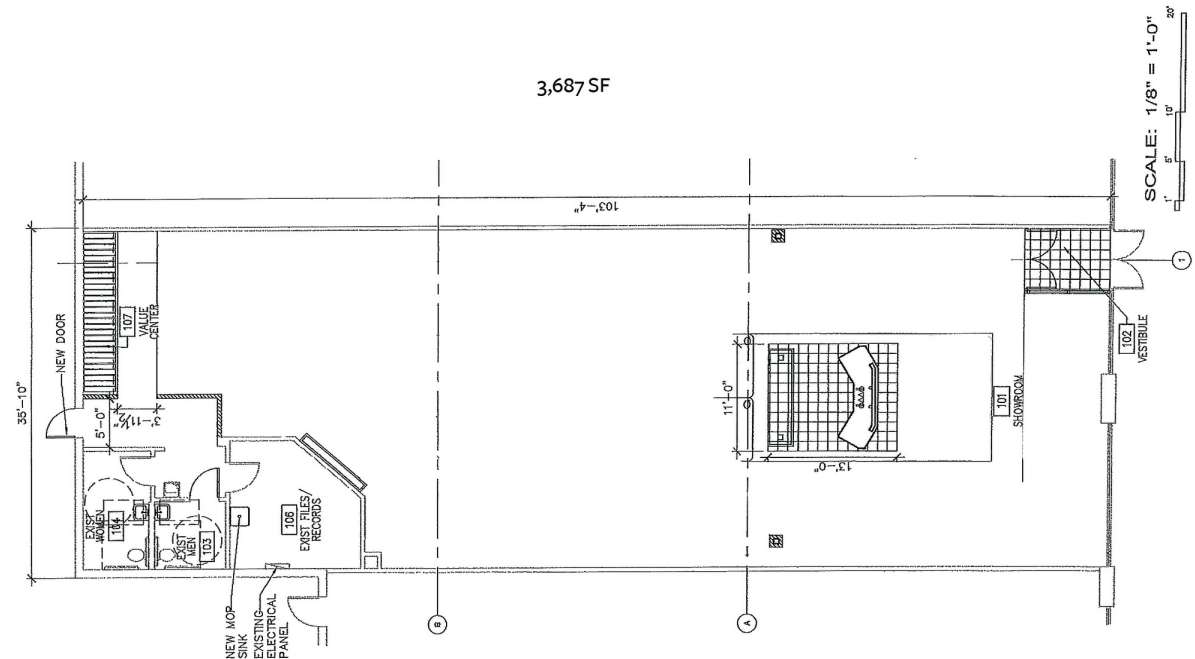
\$20.00 SF/yr (NNN)

Lot Size:

0.86 Acres

Building Size:

8,868 SF



PROPERTY HIGHLIGHTS

- Retail Space For Lease - Available 9/1/2017
- Prime location in heart of Vestavia, on Highway 31, across from City Center
- Join Donato's Pizza and Texas Taco in this high visibility, high traffic center
- Traffic Count - 36,130 vpd on Montgomery Highway/Highway 31
- Easy access
- Parking in front and rear

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

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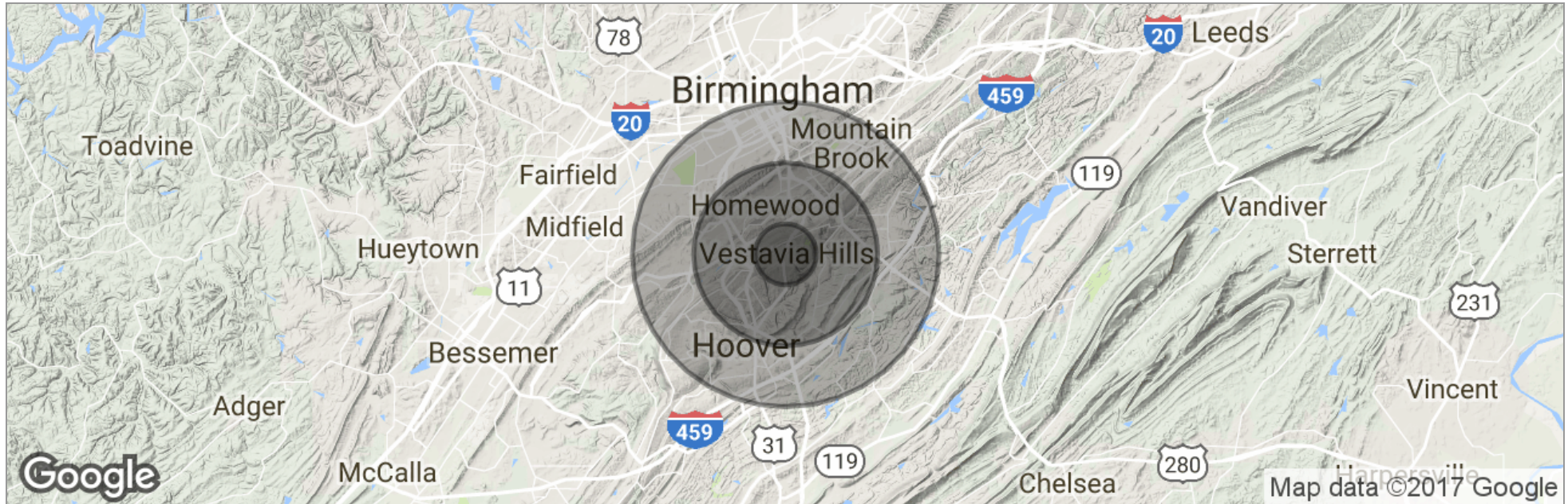
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	1 Mile	3 Miles	5 Miles
Total Population	6,345	66,345	176,922
Population Density	2,020	2,346	2,253
Median Age	39.8	34.9	35.7
Median Age (Male)	38.8	34.5	35.0
Median Age (Female)	39.5	35.3	36.6
Total Households	2,788	26,922	76,352
# of Persons Per HH	2.3	2.5	2.3
Average HH Income	\$106,334	\$96,467	\$84,940
Average House Value	\$505,678	\$452,868	\$372,669

* Demographic data derived from 2010 US Census

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