

VALLEYDALE ROAD

Birmingham, AL 35242

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Property is located at signalized intersection at entrance to Jeff State near intersection of Valleydale Road and Caldwell Mill Road



PROPERTY HIGHLIGHTS

- RARE purchase opportunity on Valleydale Road near the Caldwell Mill/Valleydale Road intersection. Total +/- 3.25 acres; Parcel A approx. 1.25 acres - perfect for QSR; Parcel B - approx. 2 acres
- Excellent visibility to over 18,000 cars per day from busy Valleydale Road
- Within walking distance of Jefferson State CC, Shelby Campus
- Within 1 mile of following schools: Spain Park (1,634 students), Berry (1,179 students), Oak Mountain HS & Intermediate (2,221 students)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	34,835	105,394	192,486
DAYTIME POPULATION	32,781	124,561	216,738
HOUSEHOLDS	13,844	44,901	78,861
AVERAGE HH INCOME	\$127,172	\$113,893	\$122,403

EXCLUSIVE AGENT(S)

ANDY DENNIS • andy.dennis@tscg.com • 205.776.6716



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SITE PLAN



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