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RETAIL/RESTAURANT SPACE FOR LEASE

📍 Highway 119 Retail • Lyndon Drive and Cahaba Valley Rd (Hwy 119), Birmingham, AL 35242



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ACTIVELY PRE-LEASING

AVAILABLE: RETAIL/RESTAURANT SPACE FOR LEASE

PRICING: \$28/SF NNN

- Drive Thru Endcap Under LOI
- Located adjacent to high traffic / busy retail area
- 9,200 sf planned center
- Excellent signage exposure from HWY 119
- Multiple ingress/egress points at the center



Population
 1 mi. 4,585
 3 mi. 37,454
 5 mi. 70,172



**Daytime Business
 Population**
 approx. 51,200+
 within 5 miles



Average HH Income
 1 mi. \$101,152
 3 mi. \$113,660
 5 mi. \$113,359



Traffic Counts
 approx. 15,000
 vehicles / day at site
 +/- 59,000 on Hwy 280

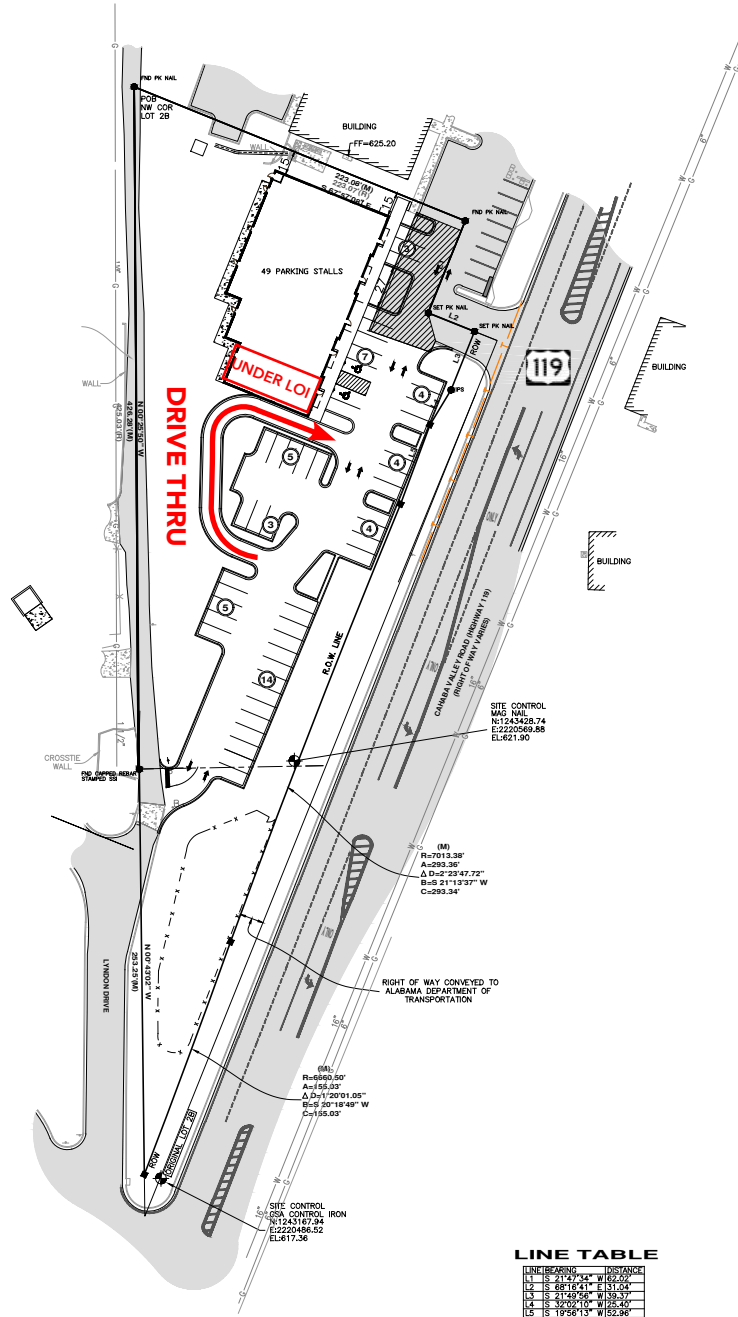
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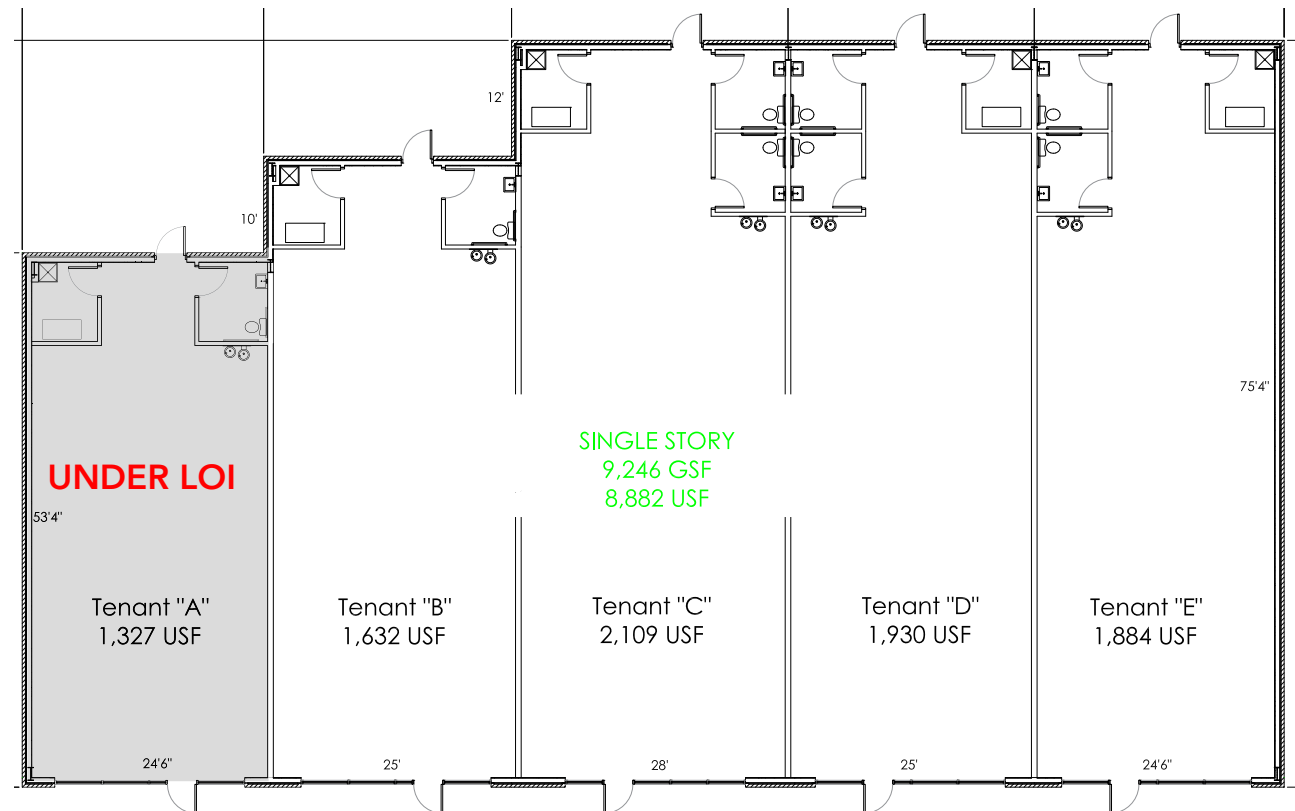
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ACTIVELY PRE-LEASING AVAILABLE: RETAIL/RESTAURANT SPACE FOR LEASE

- Suite A: 1,327 sf – Under LOI
- Suite B: 1,632 sf
- Suite C: 2,109 sf
- Suite D: 1,930 sf
- Suite E: 1,884 sf



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