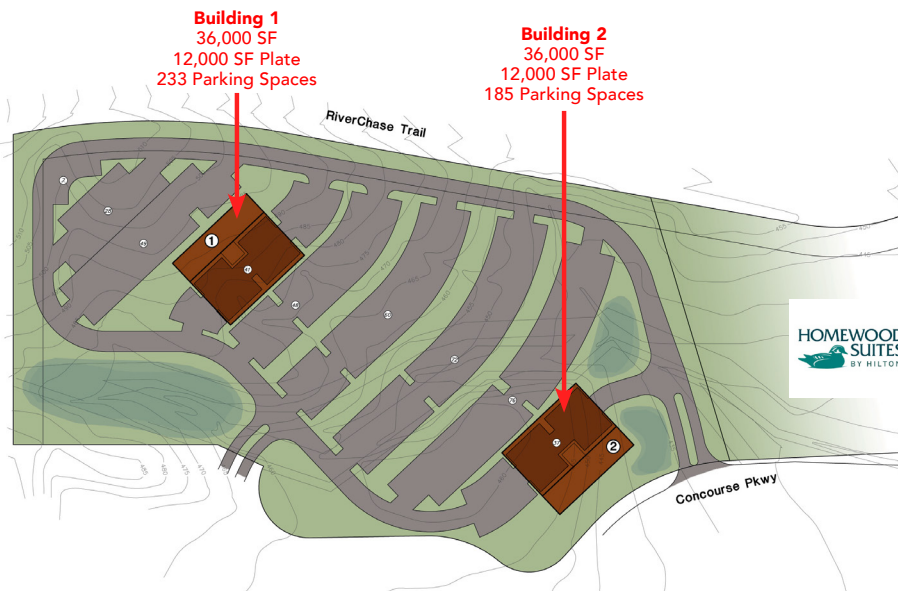




BUILD-TO-SUIT OPPORTUNITY FOR MEDICAL USE

Concourse at Riverchase | Concourse Pkwy, Hoover, AL

Ideal site for Build-To-Suit Medical Use with convenient I-65 and Hwy 31 access



ASKING PRICE:

Call For Pricing



AVAILABILITY:

±7.5 Acres



SITE DETAILS:

- North Shelby County - Riverchase Address
- Easy access to I-65 and Highway 31
- Growing High Traffic Area/Communities
- Site planned for two 36,000 SF Medical Office Buildings



PARKING:

Covered parking and excellent parking ratio

POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	4,148	42,457	102,484

DAYTIME BUSINESS POP	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	10,881	32,452	57,530

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Avg HH Income	\$72,072	\$87,416	\$103,992

TRAFFIC	VALLEYDALE RD	I-65
Average Annual Daily Traffic	31,505	85,851



HARBERT
REALTY SERVICES

CHARLIE NORTON

cnorton@harbertrealty.com | 205.458.8116

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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