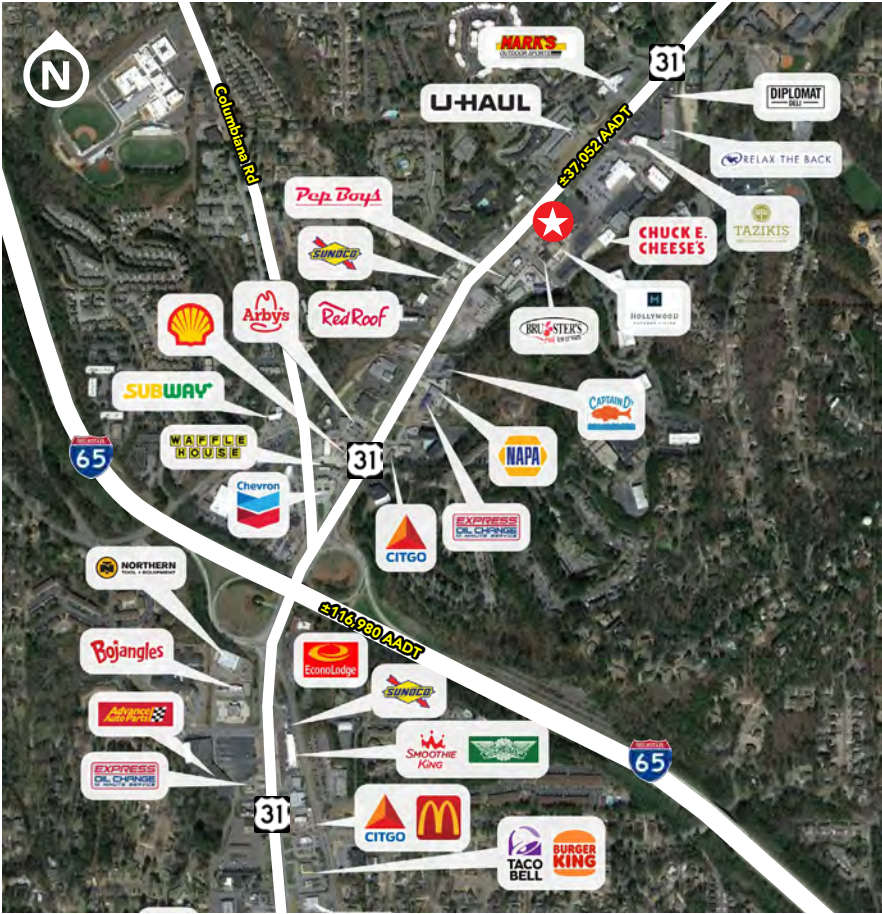




**FREE-STANDING DRIVE-THRU FOR SALE/LEASE**  
 1437 Montgomery Highway | Vestavia, AL 35216

Free-standing restaurant with Hwy 31 visibility and drive-thru



**LEASING RATE:**  
 Call for Rate  
**SALE PRICE:**  
 \$1.7M



**SIZE:**

- Building: 3,403 SF
- Lot: 0.55 Acres



**DETAILS:**

- Free-standing former Hardee's restaurant
- Fully built out kitchen
- Built/Renovated: 1979/1986
- Drive thru
- 34 parking spaces



**LOCATION:**  
 Conveniently located on Montgomery Hwy (Hwy 31) with great visibility

POPULATION		
1 Mile	3 Miles	5 Miles
9,861	70,157	157,371

INCOME		
1 Mile	3 Miles	5 Miles
\$73,199	\$85,220	\$83,877

HOUSEHOLDS		
1 Mile	3 Miles	5 Miles
4,278	28,870	67,044

TRAFFIC COUNTS
Hwy 31 (Montgomery Hwy)
±37,052 AADT



**CASEY HOWARD**  
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**LACEY SCOTT**  
 lscott@harbertrealty.com | 205.401.1130

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

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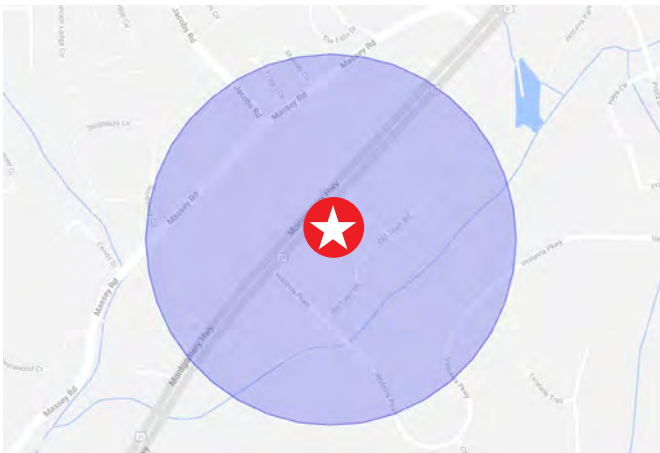
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## LOCATED IN ONE OF VESTAVIA HILLS' MOST ACTIVE RETAIL CORRIDORS



### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	950.6M
Visitors	327.8K
Visit Frequency	2.9x
Avg Dwell Time	69 minutes
Visitor Income	\$75-\$100K

**950.6K**  
VISITS

**\$75-\$100K**  
VISITOR INCOME

**327.8K**  
VISITORS



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