

View the  
Drone Video

INTERSTATE  
65

118,104 AADT

HIGH VISIBILITY

LORNA ROAD  
17,105 AADT

MONTGOMERY HWY  
(US 31)  
36,372 AADT

HIGH DENSITY  
RETAIL  
CORRIDOR

I-65 EXIT 252  
11,824 AADT

# PRIME REDEVELOPMENT SITE IN HOOVER

1535 Montgomery Hwy, Hoover, AL 35216

Ideally positioned redevelopment site with high visibility from I-65 and Montgomery Hwy



## PRICE:

\$3 Million



## SIZE:

±1.7 Acres



## IDEAL LOCATION:

- Highly visible site at the main intersection of Montgomery Hwy, I-65 Exit 252 & Lorna Road
- Combined Traffic Counts at the intersection: 65,301 AADT and 118,104 on I-65
- One of the highest combined traffic counts in the Birmingham metro area
- Easy access to all major thoroughfares
- Located in high-activity retail corridor



**HARBERT**  
REALTY SERVICES

DEAN NIX

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2 North 20th Street, #1700, Birmingham, AL 35203

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## HOOVER, ALABAMA

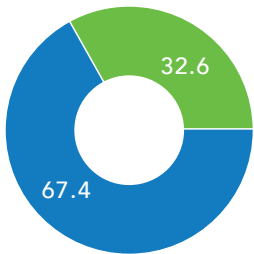
Since its establishment just 55 years ago, Hoover has grown to become an economic engine for Central Alabama and a cornerstone of the Birmingham-Hoover Metropolitan Region. Built upon a foundation of strong public schools and suburban amenities, Hoover has now evolved into a diverse and dynamic hub of innovation. The city benefits from its central location in the Southeastern United States- the country's prime region for growth. Situated at the crossroads of Alabama's interstate system (I-65 & I-459) and just 20 minutes from Birmingham-Shuttlesworth International Airport, Hoover is connected to points in the South and beyond.



**\$347,448**  
Median Home Value  
(44% higher than AL Median)



**A+ OVERALL**  
School District  
from Niche.com



**67.4%**  
of the population  
owns a home

■ owns  
■ rents



**39.4**  
Median Age

### HOOVER, ALABAMA KEY FACTS

#### KEY FACTS

**92,960**

Population

**39.4**

Median Age



Average  
Household Size

**\$92,035**

Median Household  
Income

#### BUSINESS



**4,109**

Total Businesses



**52,306**

Total Employees

#### INCOME



**\$53,429**

Per Capita Income



**\$276,653**

Median Net Worth

#### EMPLOYMENT



White Collar

**76.1%**



Blue Collar

**11.9%**



Services

**12.0%**

**3.0%**

Unemployment  
Rate



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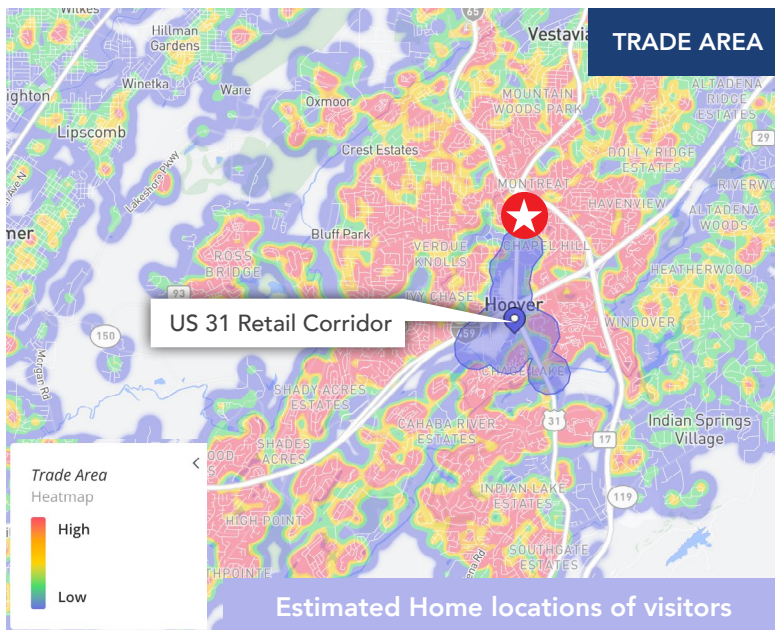
## LOCATED IN ONE OF HOOVER'S MOST ACTIVE RETAIL CORRIDORS

### 12 MONTH FOOT TRAFFIC DEMOGRAPHICS ALONG US 31 RETAIL CORRIDOR

Visits	12M
Visitors	2.2K
Visit Frequency	5.46x
Avg Dwell Time	116 minutes

**12M VISITS**  
TO NEARBY RETAIL  
CORRIDOR

**\$119K+**  
AVG HH INCOME  
WITHIN 1 MILE OF SITE



### 1,3,5 MILE DEMOGRAPHICS AT THE SITE

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	9,974	69,064	151,432
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	4,413	29,180	63,782
INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Avg HH Income	\$119,680	\$133,652	\$136,505
EMPLOYEES	1 MILE	3 MILES	5 MILES
2023 Estimated Total Employees	6,847	34,139	106,952



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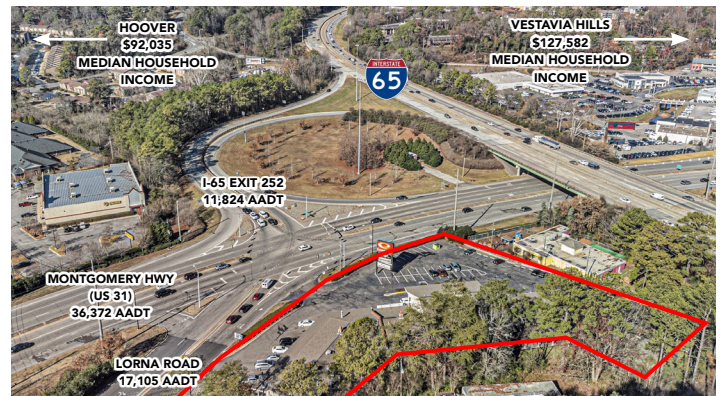
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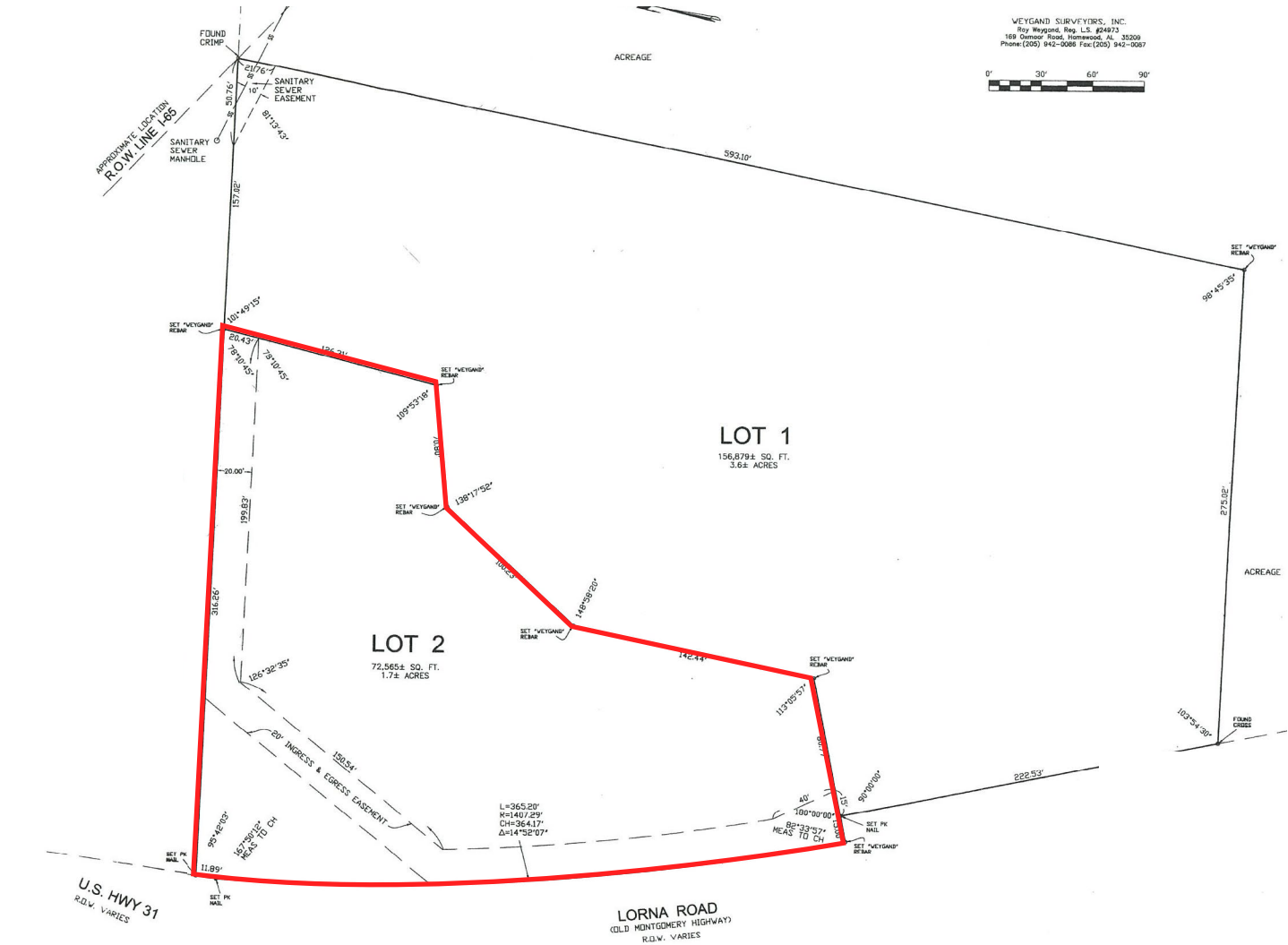
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