



# 2<sup>ND</sup> GENERATION MEDICAL OFFICE FOR LEASE

3145 Green Valley Rd, Vestavia, AL 35243

Excellent high-growth Cahaba Heights location with proximity to Hwy 280, Dolly Ridge and I-459

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	8,333	38,604	154,042
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	3,862	16,359	66,110
INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$158,706	\$210,526	\$170,229
EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Total Employees	5,524	45,615	112,762



### LEASE RATE:

Call For Pricing



### AVAILABLE SPACE:

±2,100 SF

Separate 2<sup>nd</sup> floor entrance off of Autumn Ln



### PARKING:

Ample surface parking



### LOCATION:

Ideally located with high visibility along Green Valley Road in the heart of Cahaba Heights



CASEY HOWARD

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LACEY SCOTT

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For More Information: [Harbert-Retail.com](http://Harbert-Retail.com)  
2 North 20th Street, #1700, Birmingham, AL 35203

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2nd floor entrance



Additional parking



Reception



**HARBERT**  
RETAIL

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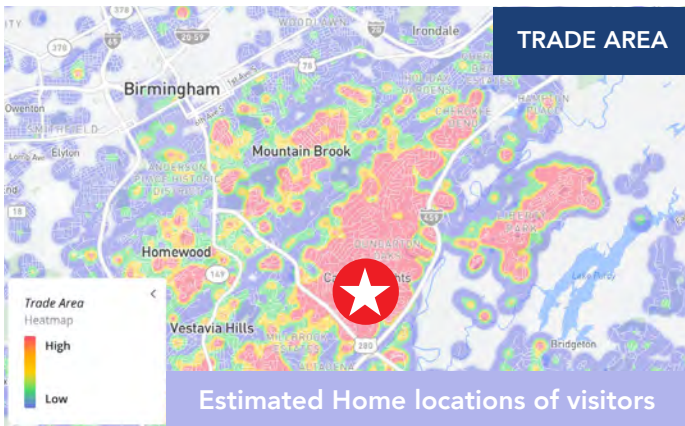
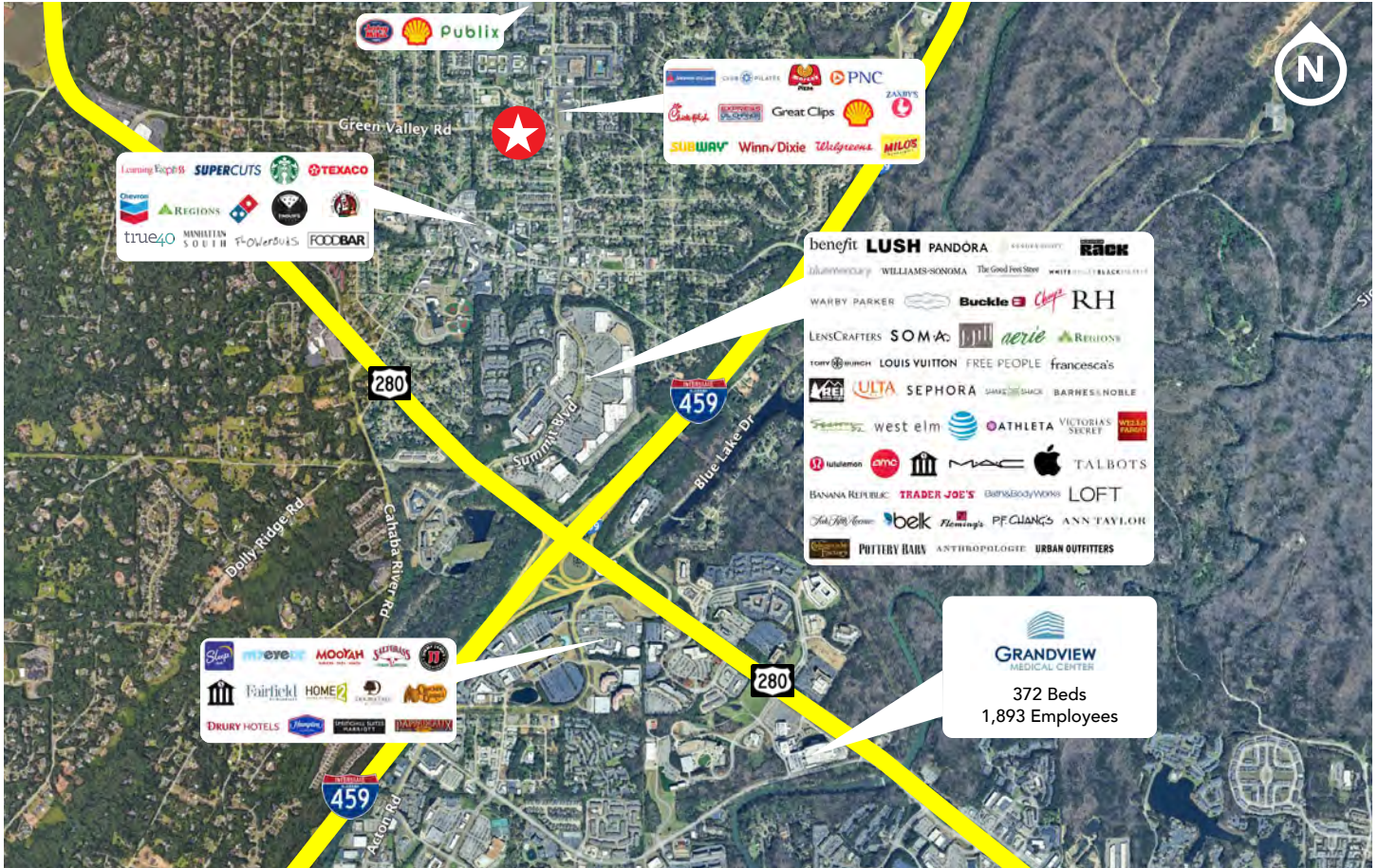
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12 MONTH DEMOGRAPHICS WITHIN 1000 FT	
Visits	889.9K
Visitors	200.7K
Visit Frequency	4.43x
Avg Dwell Time	44 minutes
Median HH Income	\$90.4K
Traffic Counts	7,263 AADT

## 889.9K

VISITS

## ±\$90K

MEDIAN VISITOR INCOME

## 200.7K

VISITORS



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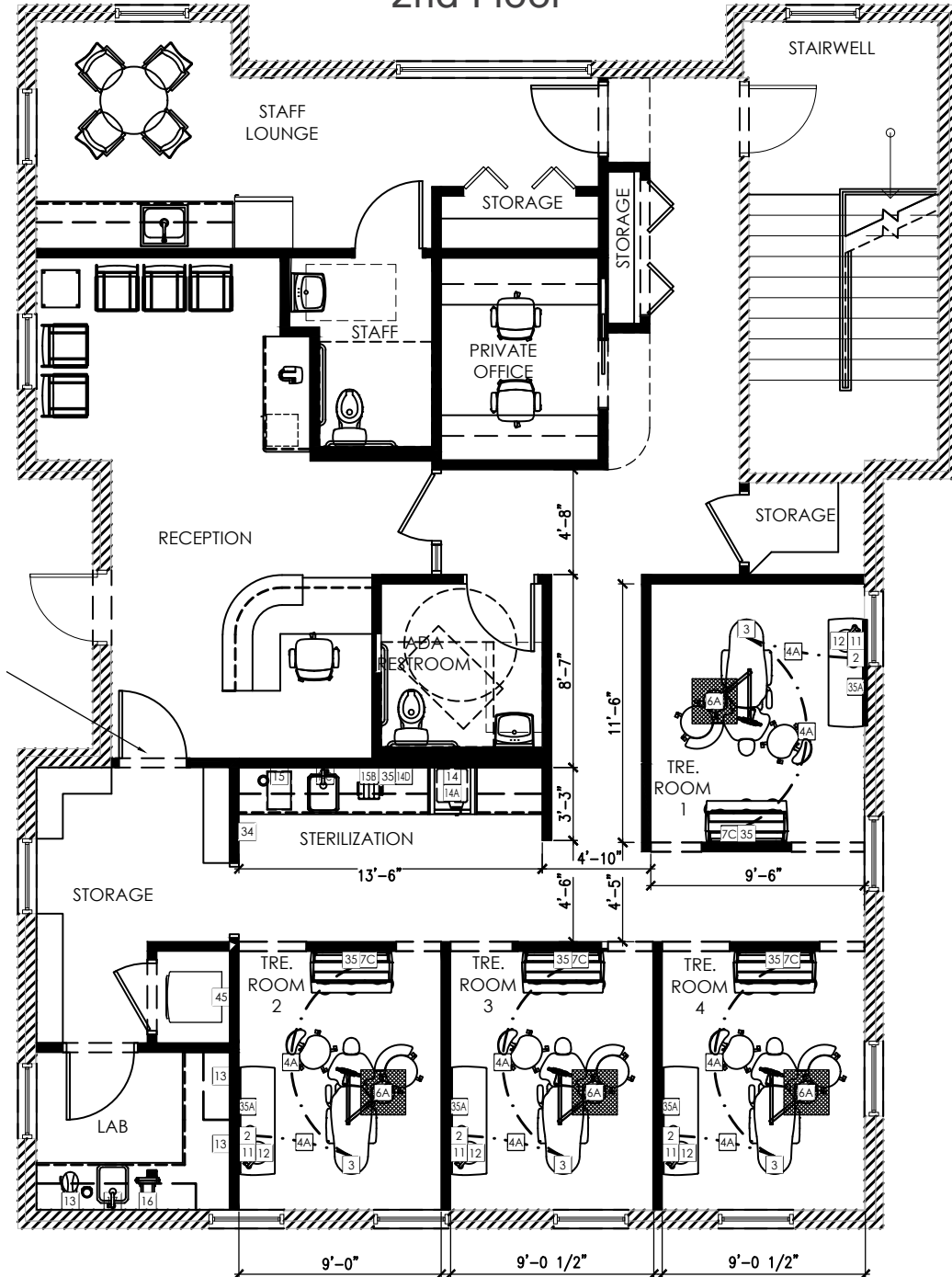


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±2,100 SF  
2nd Floor



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