



**HARBERT**  
RETAIL

OFFERING MEMORANDUM

# PARKSIDE AT DOLLY RIDGE

## Retail Center

📍 Vestavia Hills, AL | Birmingham MSA

OFFERING MEMORANDUM

# PARKSIDE AT DOLLY RIDGE

## Retail Center

Vestavia Hills, AL | Birmingham MSA

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### THOM HICKMAN

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# INVESTMENT HIGHLIGHTS

- 100% Leased | Grandview Medical Anchored Retail Center
- Premier tenant mix including Big Bad Breakfast, Grandview Medical, Bodybar Pilates, SweatHouz, Kares Salon, and Infinity Personal Training
- Recent 2022 construction
- ~8.25 years remaining WALT
- NNN lease structures with strong rent escalations and minimal landlord responsibilities
- \$191,369 Avg HH Income (1 mile), \$207,8691 (3 miles)
- Highly educated, affluent population in Vestavia Submarket (Metro Birmingham, AL)
- Located next to Cahaba Heights Elementary and integrated with Vestavia Hills' Sports Complex, dog park, and community center
- US Hwy 280 corridor includes over 5.5 million square feet of office space and over 1.2 million square feet of retail
- 858,700 annual visits and 241,600 visitors within 1,000 feet radius
- Avg dwell time: 62 minutes, with 3.55x visit frequency per user
- Blocks from the upscale open-air "lifestyle center" The Summit with over 1 million square feet of retail/restaurants and over 11 million visitors/year



 **117,034**  
Employees  
within 5 miles

 **\$191,369**  
Avg Household Income  
within 1 mile

 **17,466**  
Households  
within 3 mile

 **7,259 AADT**  
On Dolly Ridge Rd  
**71,875 AADT**  
On US 280



<b>LOCATION:</b>	4317 Dolly Ridge Road Vestavia Hills, AL 35242
<b>SITE SIZE:</b>	0.66 Acres
<b>TOTAL SQUARE FOOTAGE:</b>	14,935 SF
<b>RENTABLE SQUARE FOOTAGE:</b>	14,595 SF
<b>PARKING:</b>	On grade; ±5/1000 ±80 spaces of Overflow Parking through cross easement with the City of Vestavia Hills
<b>TENANTS:</b>	Grandview Medical Group   4,129 SF Big Bad Breakfast   3,045 SF Infinity Personal Training   1,246 SF BODYBAR Pilates   2,016 SF SweatHouz   1,641 SF Kares Salon   2,518 SF

\* The property will be delivered free & clear.

ASKING PRICE

**\$8,632,250**

**6% CAP RATE**

IN-PLACE NET OPERATING INCOME YR 1:





## PROPERTY PHOTOS





## PROPERTY PHOTOS





## GRANDVIEW MEDICAL GROUP

Grandview Medical Group is a compassionate healthcare provider dedicated to helping you achieve and maintain good health throughout your life. With a wide network of primary care offices across the greater Birmingham area, they offer convenient access to both Family Medicine and Internal Medicine specialists. Whether you need a wellness check-up, sports physical, or care for an acute or chronic illness, the Grandview Medical Group team is committed to providing a personalized patient experience. They also offer flexible scheduling options, including online booking and telehealth visits, to ensure you can get the care you need, when you need it.

NO. OF LOCATIONS  
30+

WEBSITE  
[grandviewmedicalgroup.com](http://grandviewmedicalgroup.com)



## BIG BAD BREAKFAST

Big Bad Breakfast (BBB) is a popular restaurant chain founded by James Beard Award-winning Chef John Currence. The core concept behind BBB is to elevate the “most important meal of the day” – breakfast – with a strong Southern influence and an emphasis on scratch-made, high-quality ingredients. This marks BBB’s 4th location in the Birmingham metro area and 8th in the state.

NO. OF LOCATIONS  
24+

WEBSITE  
[bigbadbreakfast.com](http://bigbadbreakfast.com)



## SWEATHOUZ

Sweathouz (SWTHZ), a unique Contrast Therapy Studio with Infrared Saunas, Cold Plunges and Vitamin-C showers that offers a wellness experience like no other. With over 48 locations across the US and growing, the studio’s state-of-the-art equipment and infrared sauna technology create a relaxing and rejuvenating environment that appeals to a wide range of wellness enthusiasts.

NO. OF LOCATIONS  
48+

WEBSITE  
[sweathouz.com](http://sweathouz.com)



## BODYBAR PILATES

BODYBAR Pilates is a fitness studio that offers a modern, high-intensity, and low-impact workout based on the core principles of Reformer Pilates. Known for its upscale, spa-like environment, the franchise aims to create a welcoming and athletic community. With a focus on full-body workouts that increase flexibility, muscle strength, and endurance, BODYBAR uses top-of-the-line equipment and a variety of class formats to cater to all fitness levels. The company is in a period of rapid expansion, with numerous locations across the country and a growing number of franchise agreements.

NO. OF LOCATIONS  
70+

WEBSITE  
[bodybarpilates.com](http://bodybarpilates.com)



## KARES SALON

Kares Salon is a full-service hair salon owned by Bethany Chapman, which specializes in hair color, hair styling, extensions, keratin treatments, bridal hair and makeup and more.

NO. OF LOCATIONS  
1

WEBSITE  
[instagram.com/kares.salon/](https://www.instagram.com/kares.salon/)



## INFINITY PERSONAL TRAINING

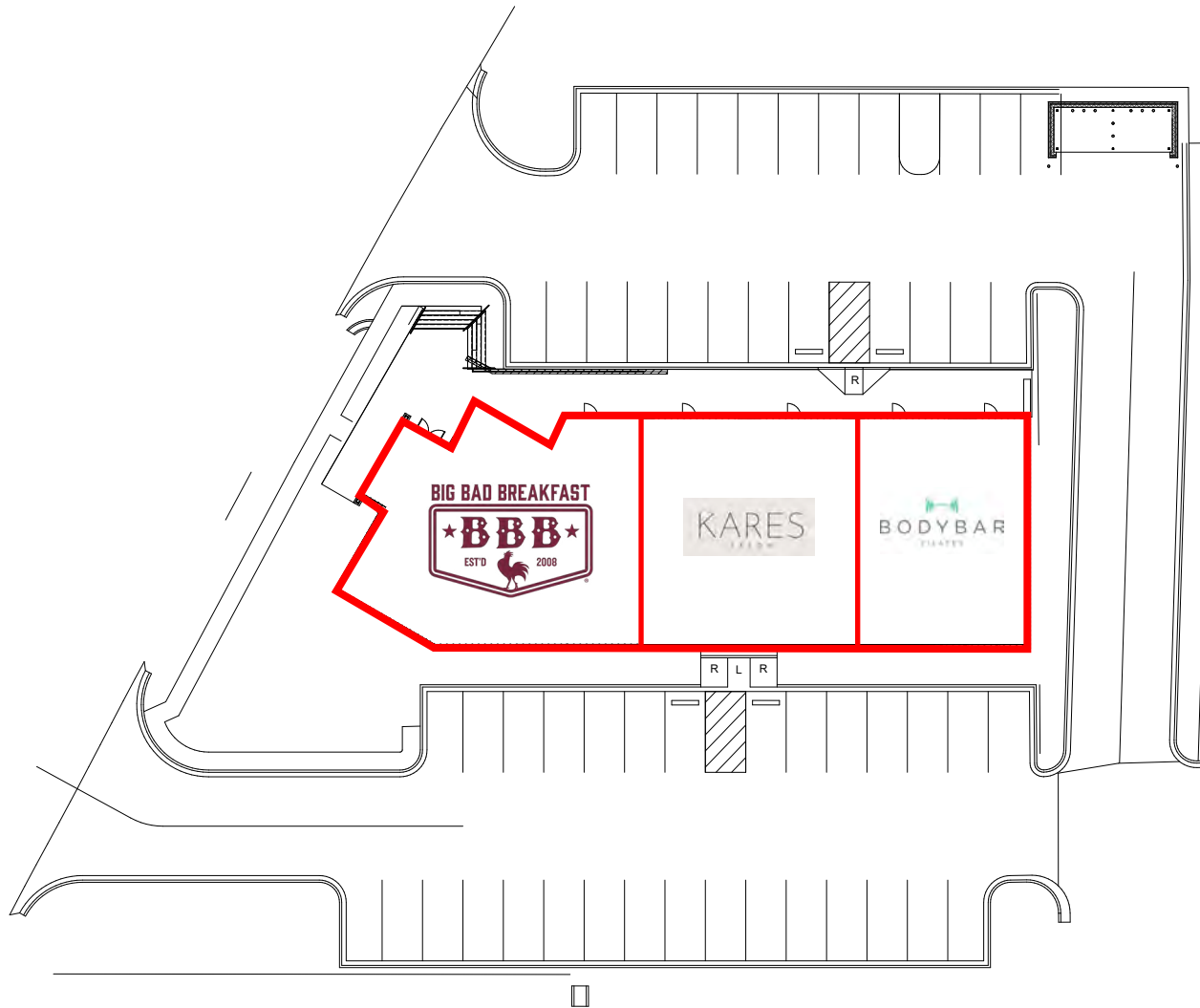
Infinity Personal Fitness, a leader in customized fitness solutions, has been serving clients for over a decade and currently operates two successful locations in the Auburn, Alabama area. The new Cahaba Heights studio will mark the company's third Alabama location, expanding its reach and bringing its proven, personalized approach to fitness to the Birmingham metro area.

NO. OF LOCATIONS  
3

WEBSITE  
[infinitywellnessauburn.com](http://infinitywellnessauburn.com)







FIRST FLOOR





SECOND FLOOR



## LOCATION OVERVIEW



Vestavia Hills  
Parks & Rec  
Ball Fields

Vestavia Hills Elementary  
Cahaba Heights  
(±475 Students)

Overflow Parking  
through cross easement with  
the City of Vestavia Hills  
±80 spaces

Heights  
Dermatology

280

US 280  
71,875 AADT

Dolly Ridge Road  
7,259 AADT





## LOCATION OVERVIEW



**Cahaba Heights Rd**  
**11,042 AADT**

**Dolly Ridge Road**  
**7,259 AADT**

**Overflow Parking**  
**through cross easement with**  
**the City of Vestavia Hills**  
**±80 spaces**



**Heights**  
**Dermatology**





## LOCATION OVERVIEW



LOCATION

**Vestavia Hills Elementary**  
Cahaba Heights  
(±475 Students)

### DRIVE TIMES

<b>THE SUMMIT:</b>	4 minutes
<b>I-459:</b>	4 minutes
<b>US 280:</b>	2 minutes
<b>GRANDVIEW HOSPITAL:</b>	6 minutes
<b>DOWNTOWN BIRMINGHAM:</b>	10 minutes
<b>BIRMINGHAM AIRPORT:</b>	16 minutes

### HEIGHTS VILLAGE



### THE SUMMIT



**372 Beds**  
**1,893 Employees**

Grandview  
Medical Center



# VESTAVIA HILLS, ALABAMA (BIRMINGHAM MSA)

Vestavia Hills is a highly sought-after city and suburb of Birmingham, Alabama, known for its exceptional quality of life and robust economic environment. It is consistently ranked as one of the best places to live in Alabama, and its strong demographics and pro-business stance make it an excellent location for doing business. Vestavia Hills' motto, "A Life Above," is a testament to the high quality of life it offers residents. Vestavia Hills has experienced **significant population growth** over the years, largely due to its desirability as a place to live. The city's population grew from 34,033 in 2010 to 39,102 in 2020. The city remains a growing part of the Birmingham-Hoover MSA, fueled by its strong housing market, excellent schools, and overall quality of life.

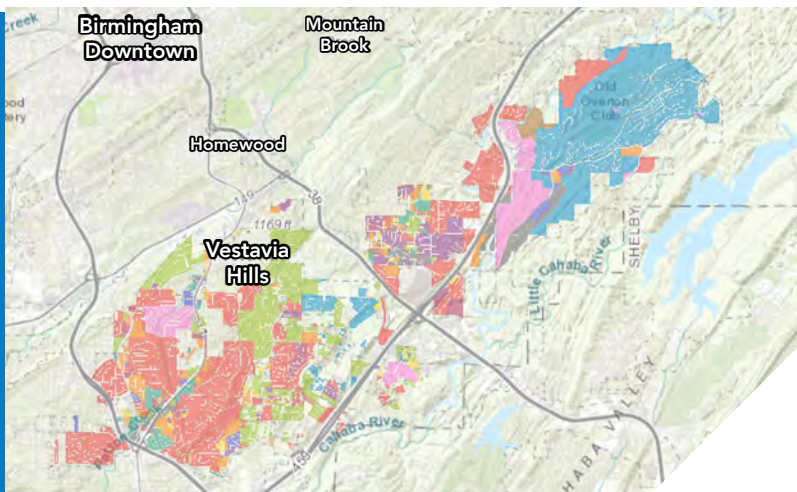


## Safe and Beautiful:

Vestavia Hills is a safe, quiet, and well-maintained community. The city is known for its scenic views, green spaces, and beautiful residential areas. Residents enjoy a dense suburban feel, with most homes being owner-occupied.

## Strategic Location and Infrastructure:

The city's location within the Birmingham metropolitan area, with its excellent transportation system, provides businesses with a high degree of visibility and accessibility. The city has a diverse commercial base, with thriving retail, service, and professional sectors.



## KEY FACTS

39,210

Population

40.0

Median Age

\$517,414

Median Home Value

\$130,726

Median Household Income

## BUSINESS



1,966

Total Businesses



17,306

Total Employees

## EDUCATION

2.1%

No High School Diploma



9.8%  
High School Graduate



16.6%  
Some College/  
Associate's Degree



71.4%  
Bachelor's/Grad/  
Prof Degree

## EMPLOYMENT



White Collar

84.2%



Blue Collar

7.8%



Services

8.0%

1.0%

Unemployment Rate

# CAHABA HEIGHTS NEIGHBORHOOD (VESTAVIA HILLS)

Cahaba Heights is a charming and desirable neighborhood within the city of Vestavia Hills, a suburb of Birmingham, Alabama. Known for its “small town” or “village-like” feel, it offers residents a blend of suburban tranquility and convenient access to a wide range of amenities.

- **Family-Friendly Environment:** The neighborhood is a popular choice for young families, with excellent public schools, including **Vestavia Hills Elementary Cahaba Heights**, and top-rated middle and high schools in the Vestavia Hills school system. The area also boasts well-maintained parks and green spaces, such as **Cahaba Heights Park**, which features a playground, ball fields, and a dog park.
- **Convenient Location:** While maintaining a sense of seclusion, Cahaba Heights is strategically located for easy access to major thoroughfares like **Highway 280** and **Interstate 459**. This makes for an easy commute to downtown Birmingham and other popular destinations. The neighborhood also borders **The Summit**, an upscale outdoor shopping center with a variety of stores and restaurants.
- **Community and Amenities:** Cahaba Heights has cultivated a strong sense of community with a focus on local businesses. **The Heights Village** area is a pedestrian-friendly district with independently owned shops and restaurants. Residents enjoy a diverse culinary scene, with options ranging from casual Southern and Cajun fare to upscale dining.
- **Strong Demographics:** The residents of Cahaba Heights and the broader Vestavia Hills area are highly educated and have high median household incomes, creating a strong customer base with disposable income. The top occupations in the area are in management, sales, business/finance, healthcare, and education.



## 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,612	40,949	155,972
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	3,084	17,466	67,283
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$191,369	\$207,869	\$171,920





### CASEY HOWARD

Vice President, Retail

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Casey Howard joined Harbert in 2016 and focuses on leading the leasing and investment team efforts. She is also the Managing Broker for the Georgia market and has played a leading role in expanding Harbert's footprint and revenues in the State of Georgia. She specializes in retail and mixed-use investment and leasing solutions for her clients, in particular, 1031 Exchange transaction clients, throughout the Southeast. Casey has over 16 years of experience in the real estate world, and was fortunate to have the opportunity to see commercial real estate through multiple lenses as a result of holding positions in property management, operations, marketing, development and brokerage.

Casey is an active Birmingham CREW board member, Women's Fund of Birmingham committee member, volunteer with Habitat for Humanity and Lighthouse Ministries, holds a PMP® designation from the Project Management Institute, and earned a double-major in Business Management and Marketing from Cedarville University as well as an MBA from Georgia Southern University. She is a licensed Broker in the State of Georgia and Alabama. She enjoys spending time with her husband, Robert, and 3 children: Eva, Preston and Ella.



### THOM HICKMAN

Vice President, Development

205.970.1116

thickman@harbertrealty.com

Thomas (Thom) Hickman joins Harbert Retail as Vice President of Development/Brokerage. In Thom's 35-year career, he has been involved in over 25 million square feet of retail and commercial development across the United States. Thom's experience includes site selection, anchor tenant and big-box leasing and development of regional shopping centers, power centers, community centers, professional office buildings and single tenant developments for national retailers such as McDonald's and Starbucks.

Prior to joining Harbert Retail, Hickman had a successful 9-year relationship with GBT Realty in Brentwood, TN, as Senior Vice President of Development and Acquisitions. Prior to that, Hickman was a principal in New Horizon Retail Development that developed grocery anchored community centers. Hickman came to Birmingham 25 years ago when he joined AIG Baker Shopping Center Properties where he was responsible for anchor tenant and big-box leasing in power centers throughout the United States. Hickman focuses on retail and commercial development and brokerage opportunities with Harbert Retail in Alabama.



### PROPERTY/ASSET MANAGEMENT

We have represented, managed or leased more than 10 million square feet of office, retail and industrial space for owners located across the United States.



### LEASING & BROKERAGE

We have the expertise, team and process to implement a comprehensive and aggressive marketing program to maximize results and value.



### DEVELOPMENT

We develop properties for our own account, which means our interest in each project's profitability is personal.



### INVESTMENT SALES

We provide consulting, execution and investment management services to clients engaged in buying, selling, building, financing or investing in commercial real estate.



### RETAIL SERVICES

We provide full service commercial retail services to our clients in a professional, timely manner.



### MULTIFAMILY

We provide exclusive focus on apartment brokerage services throughout the Southeast as Harbert Multifamily Advisors.



Harbert Realty Services is one of the largest privately held, independent commercial real estate firms in the Southeast. HRS was founded with a main focus on bringing value to our clients. For 40 years, we have built a business around this focus and strive to achieve this in every transaction and opportunity.

Since its founding, HRS has developed an unparalleled reputation for expertise, integrity, and creativity in providing comprehensive and best-in-class, process driven commercial real estate services to our tenants, clients, and investors.

Commercial real estate is our only business. Every member of our firm is a specialist. As a result, we have developed a highly focused team of real estate professionals with tremendous knowledge and experience. We measure our success by the value of the results it produces for our clients. Our success is guided by our philosophy, values and culture.

### NEARLY 42 YEARS OF SERVICE

*as one of the leading full service  
commercial real estate firms  
in the Southeast*

### OVER \$1.1 BILLION

*in transaction volume  
over the last 5 years*


### LEASE & MANAGE ±5,100,000 SF

*across the Southeast and  
Central Florida*

### DIVERSIFIED COMPANY

*Office, Retail, Multifamily,  
Industrial and Medical*





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