



RETAIL/OFFICE/MEDICAL SPACE FOR LEASE

4317 Dolly Ridge Road, Vestavia Hills, AL 35242

PARKSIDE AT DOLLY RIDGE



View the Drone Video

COME JOIN GRANDVIEW MEDICAL GROUP AND BISCUIT LOVE



Construction Management Services Provided that include:

- Architectural layout/design
- Management of buildout/general contracting services
- Equipment installation coordination

POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	6,208	39,104	153,334

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	7,220	59,310	130,173

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$94,769	\$150,237	\$131,660



ASKING RATE:

\$34.00/SF NNN



AVAILABLE SPACE:

1,246 - 2,937 SF



LOCATION:

Located on Dolly Ridge Road, next to Cahaba Heights Elementary, a few blocks east of Hwy 280 in Cahaba Heights; connected to new Vestavia Hills ballparks, dog parks, community center and play areas, opened in 2020.



PARKING:

On grade; +5/1000 ratio



HARBERT
RETAIL

CASEY HOWARD

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THOM HICKMAN

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

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Community

- New park/play area
- Picnic areas
- Dog park
- Senior Center

Parking/Accessibility

- Improved parking
- Accessible parking
- Improved walkways

Athletic Fields

- New ball fields
- New batting cages
- New dugouts, bleachers
- New scoring boxes
- New clubhouse
 - Meeting
 - Restrooms
 - Storage



VICINITY SITE PLAN



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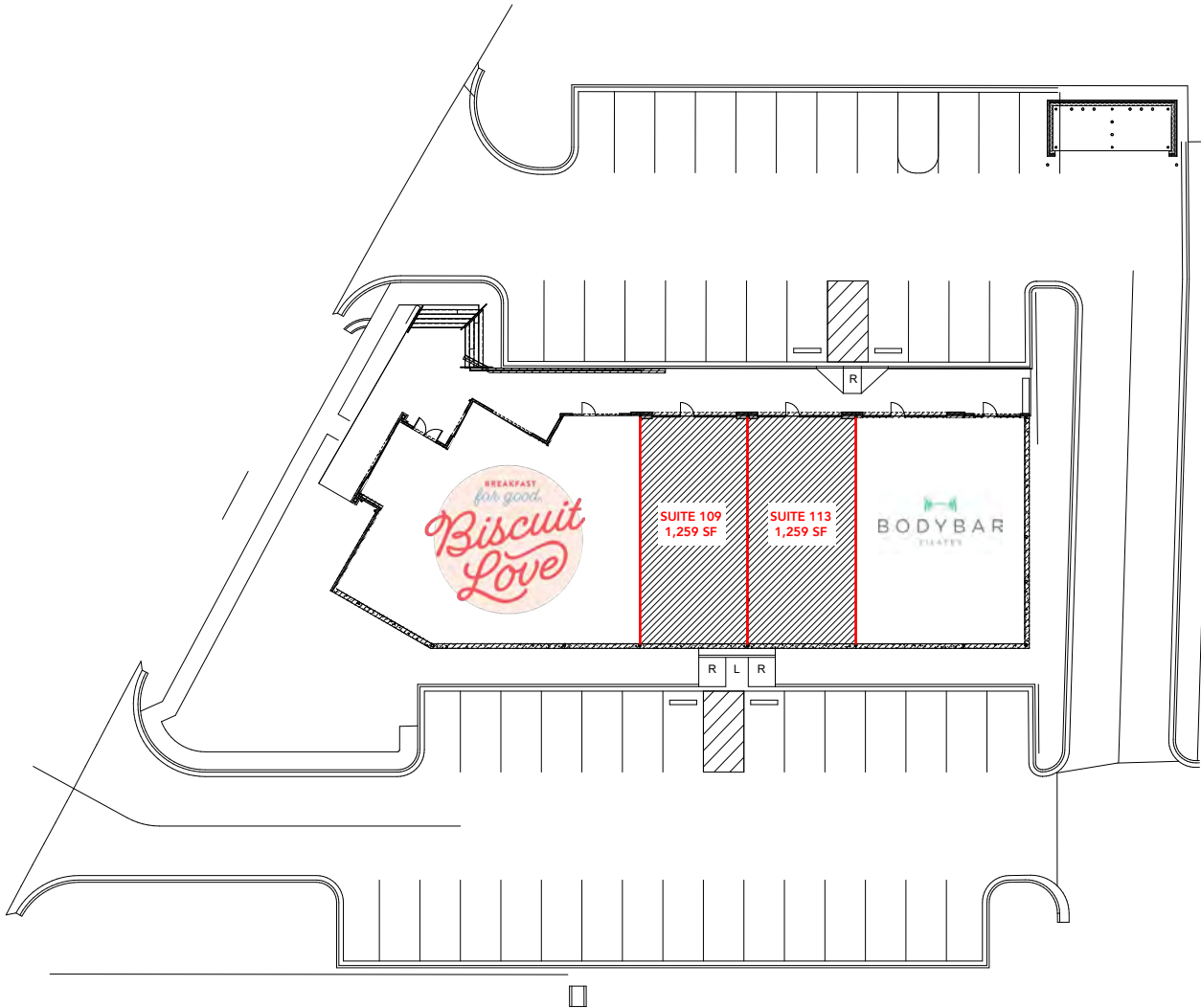
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FIRST FLOOR



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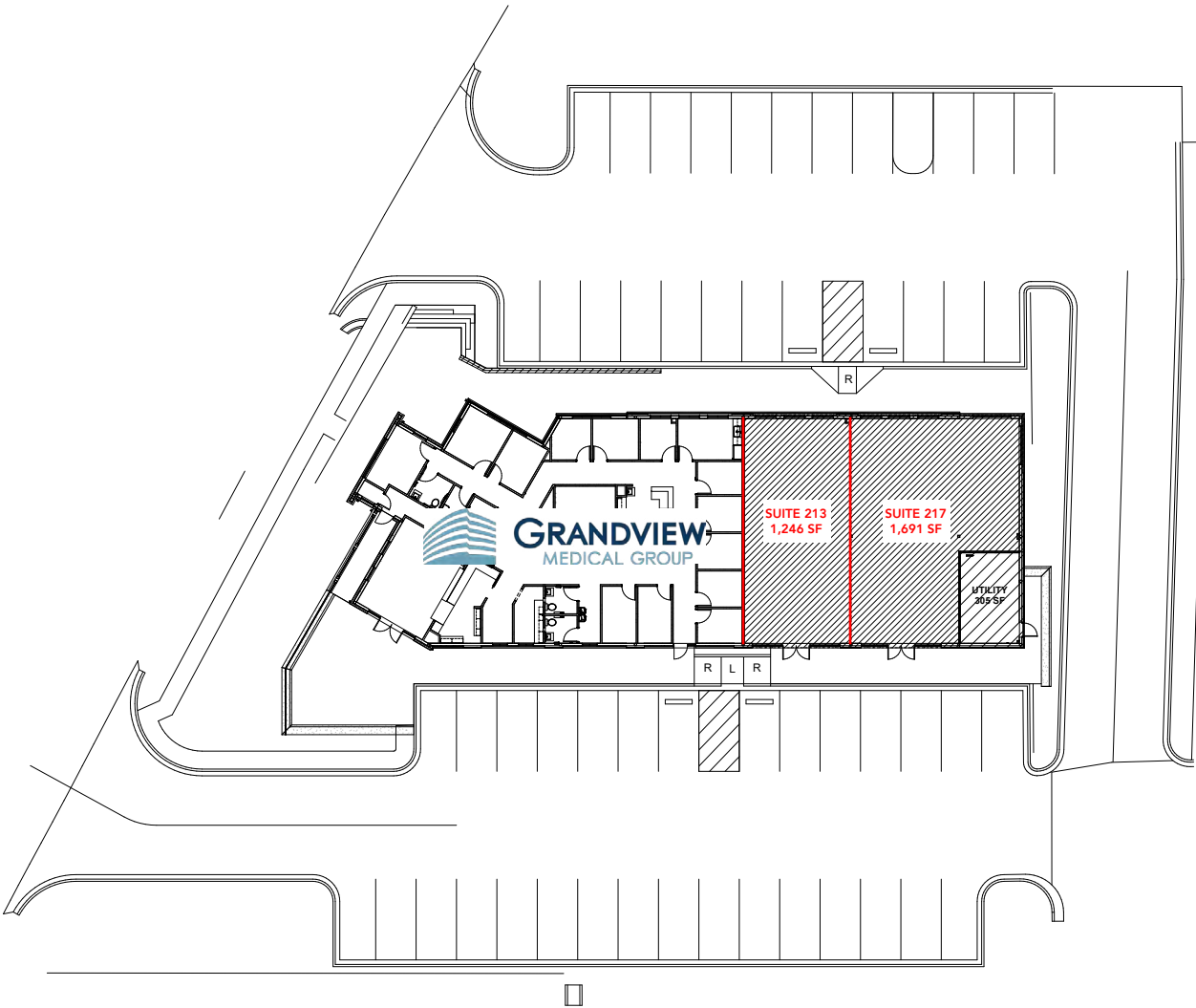
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SECOND FLOOR



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FlowerBuds, Wintzells Oyster House, Starbucks, Manhattan South, Express Toys, The Smokey Shack, Sprindipity, Regions, SOLES, Sexton's Seafood, Foodbar, Metropolitan Properties, Inc., Cummings, the lili pad, State Farm, Q4, 'lette

THE SUMMIT, AMC Cinemas, GAP, Wells Fargo, The Cheesecake Factory, Bed Bath & Beyond, Urban, Taneta, belk, Barnes & Noble, Pottery Barn, west elm

Tazikis, Max's Delicatessen, Johnny Ray, Black Pearl Asian & Cuisine, Hilton Garden Inn, Lockers & More Old Country Store

GRANDVIEW MEDICAL CENTER
372 Beds
1,893 Employees

CAHABA HEIGHTS ELEMENTARY SCHOOL

280

459

280

459



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