

AVAILABLE

1664 Forestdale Blvd

Birmingham, AL 35214



SHANNON
WALTCHACK



OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	\$13.00 / PSF NNN
Lot Size:	1.39 Acres
Building Size:	8,554 SF

PROPERTY DETAILS

- Conveniently located on highly traveled Forestdale Blvd, serving over 23,000 vehicles daily
- Easily accessible via Arkadelphia Rd, I-20, I-459, and I-65
- Surrounded by many popular local tenants and national retailers

ALEC HERSH
205.868.3809
ah@shanwalt.com

KEITH SHAMBLIN
205.515.1752
ks@shanwalt.com

WE LOVE
REAL ESTATE

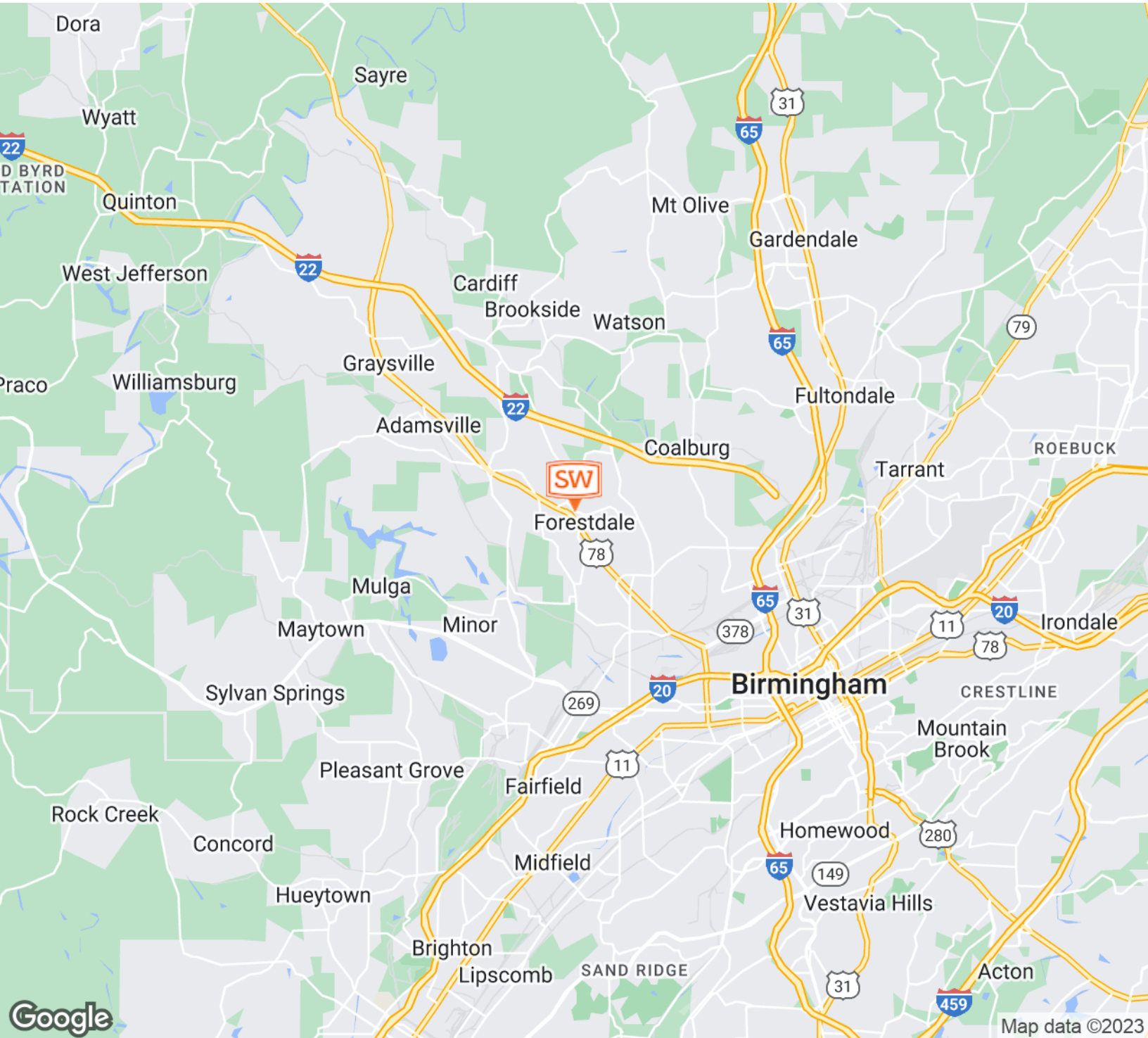
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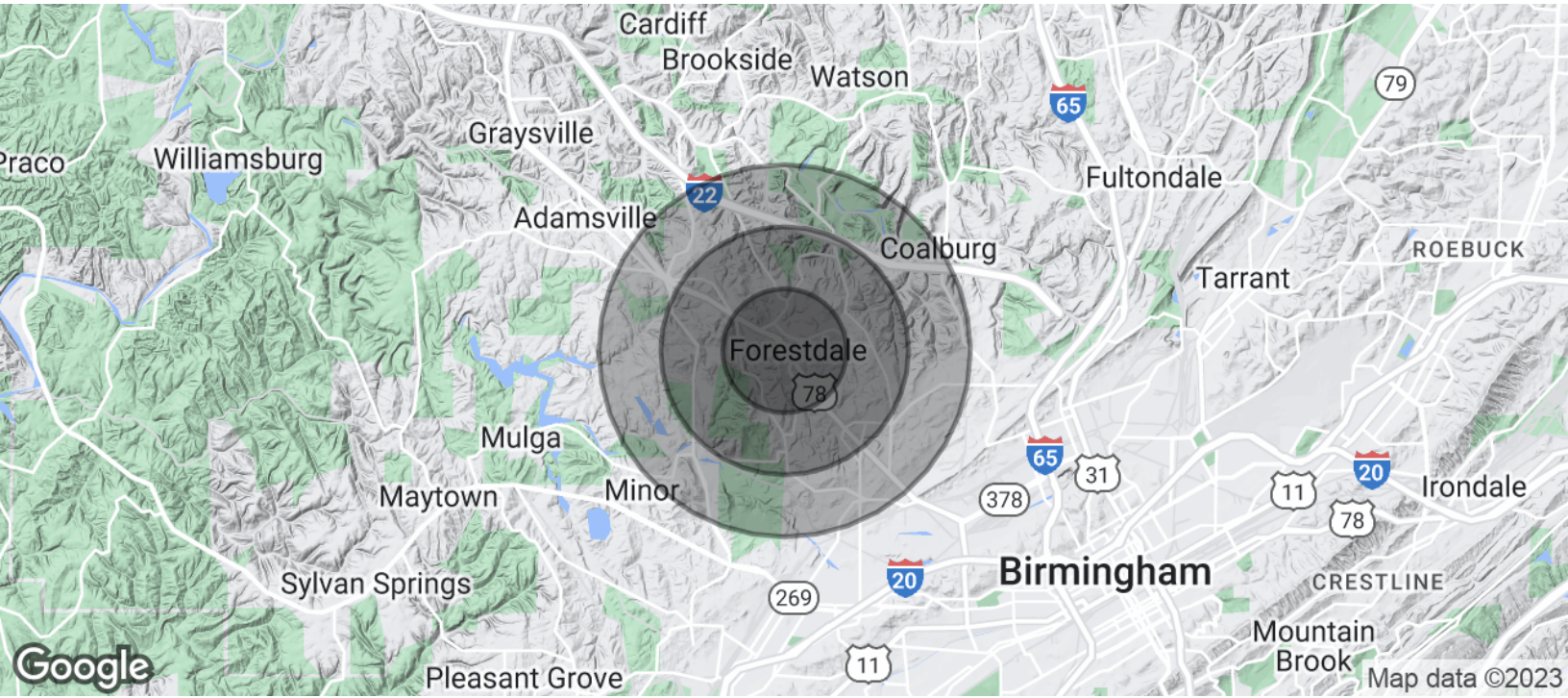
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,967	9,704	17,197
Average Age	47.9	42.8	43.0
Average Age (Male)	48.3	42.4	39.9
Average Age (Female)	49.6	43.6	43.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,605	4,785	8,221
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$55,414	\$55,863	\$53,978
Average House Value	\$126,385	\$125,381	\$121,828

* Demographic data derived from 2020 ACS - US Census

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