

FOR SALE- REDEVELOPMENT OPPORTUNITY

1560 Montgomery Highway

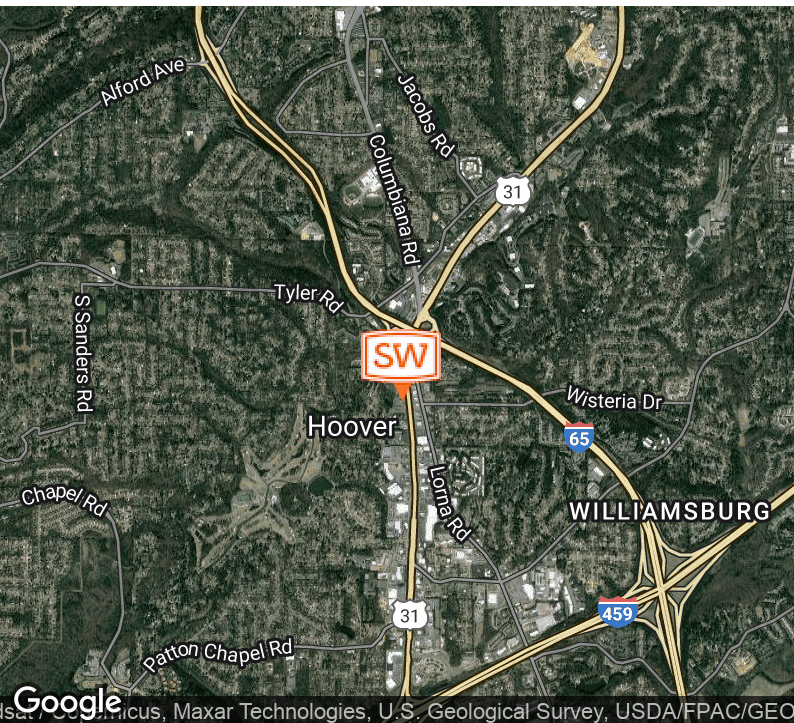
Hoover, AL 35216



SHANNON
WALTCHACK



**HIGHWAY 31
REDEVELOPMENT OPPORTUNITY**



OFFERING SUMMARY

	Purchase Price: \$1,999,999
Pricing:	Ground Lease Rate: \$3.44 / PSF
Lot Size:	1 Acre

PROPERTY DETAILS

- Highly sought after Highway 31 location available for sale
- Rare redevelopment opportunity along one of Birmingham's most highly traveled corridors
- Exterior pole signage available
- Fantastic location offering high traffic counts and easy access to I-459 and I-65

SETH BERRY, SIOR

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WE LOVE
REAL ESTATE

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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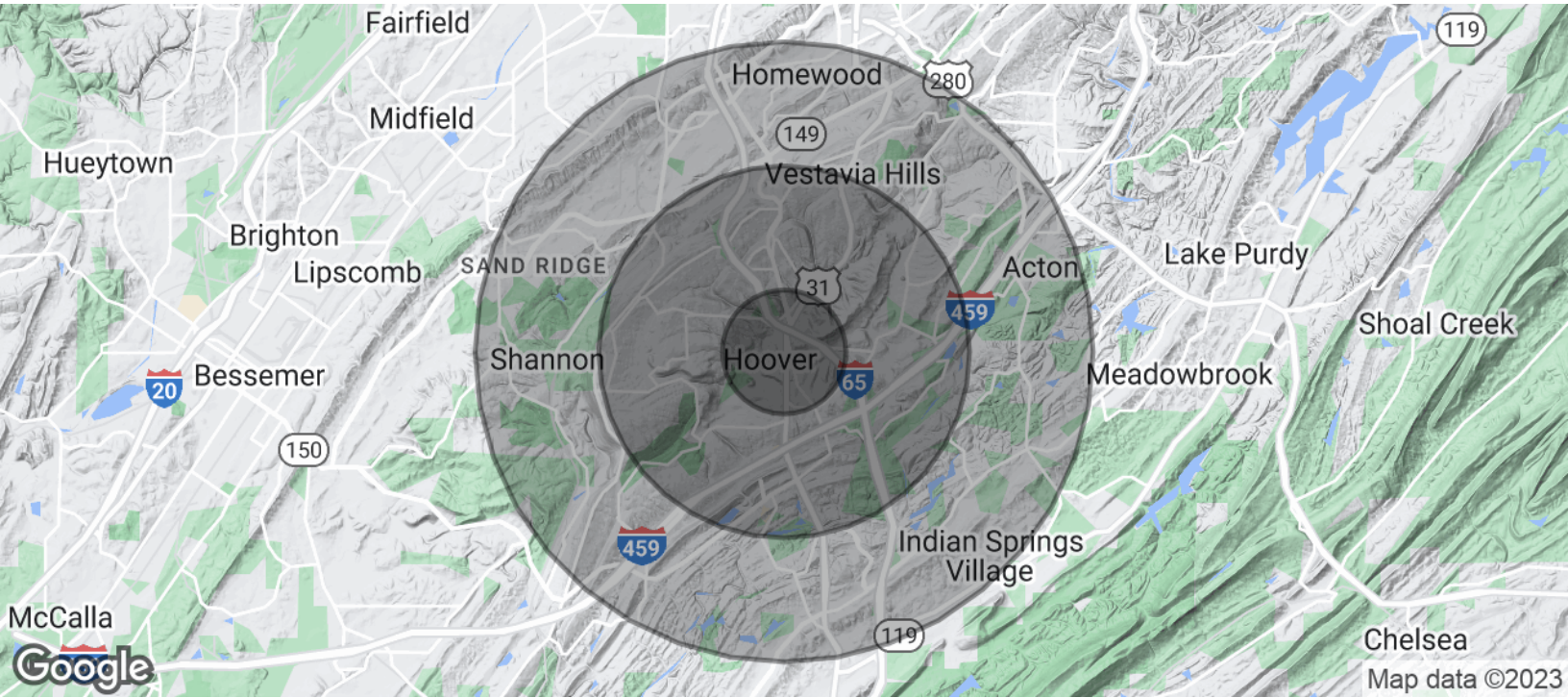
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,249	67,336	140,275
Average Age	37.4	35.9	35.7
Average Age (Male)	35.6	34.2	34.9
Average Age (Female)	40.0	37.7	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,288	28,263	57,298
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$74,277	\$76,612	\$86,155
Average House Value	\$312,901	\$300,885	\$339,857

* Demographic data derived from 2020 ACS - US Census

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