

# 4,000 SF OPPORTUNITY IN HELENA, AL

Helena Road And Highway 17 Helena, AL 35080



## RETAIL PROPERTY FOR LEASE | 4,000 SF New Construction Opportunity Adjacent to Dollar Tree

### Property Highlights

- Up to 4,000 SF of new construction available adjacent to Dollar Tree
- Ideally located next to retail development at “main and main” inter- section of Helena’s retail corridor
- Helena is one of Birmingham’s fastest growing submarkets with above average household incomes and population numbers
- Estimated delivery date February 2021
- Call for availability and pricing

Demographics	3 Miles	5 Miles	10 Miles
Total Households	11,595	27,490	80,135
Total Population	31,757	76,097	208,190
Average HH Income	\$84,285	\$89,993	\$89,960

Traffic Counts
15,470 VPD (Helena Road)
16,740 VPD (Hwy 17)

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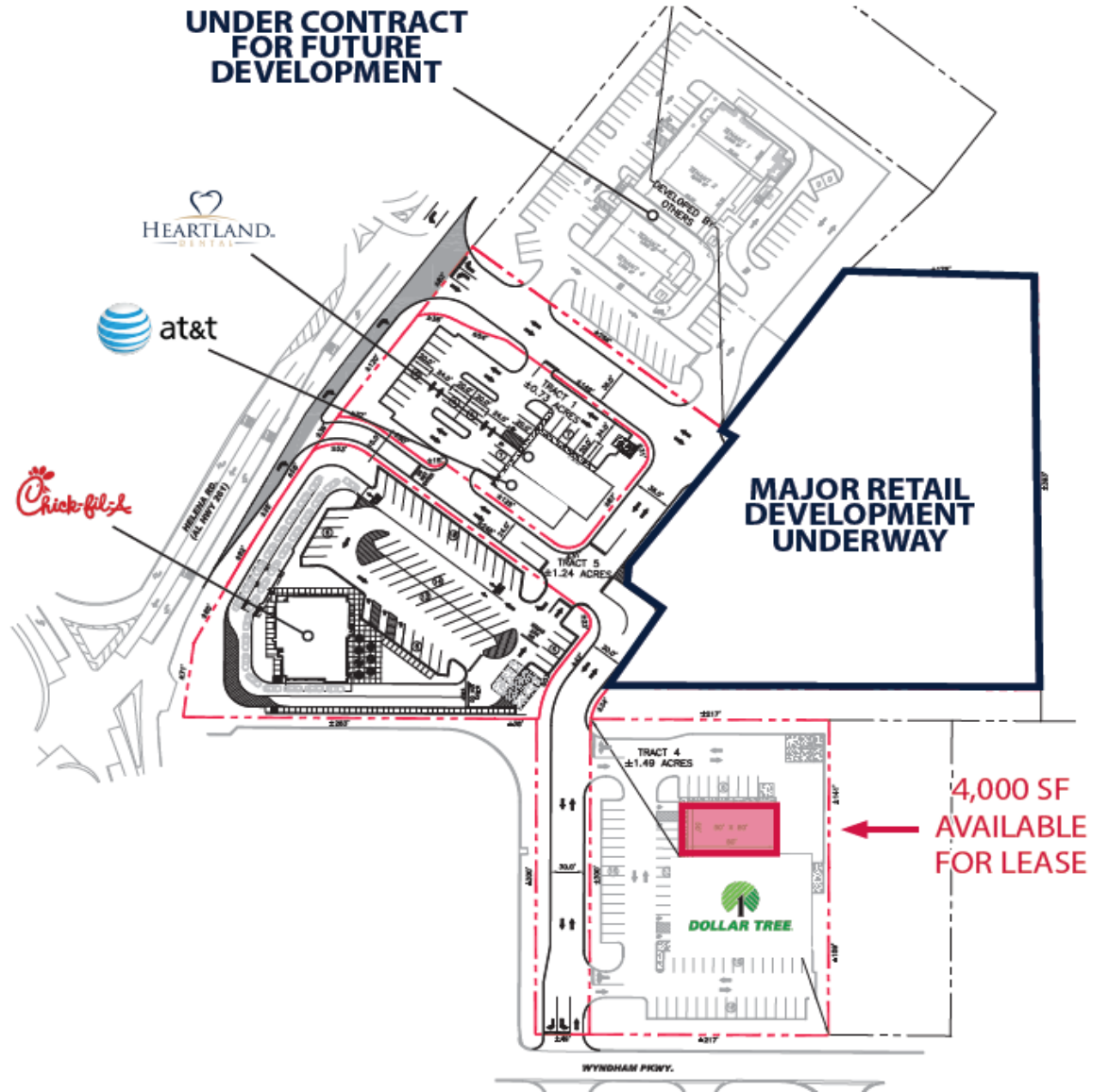
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SITE PLAN | FOR LEASE



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SURROUNDING RETAIL | FOR LEASE



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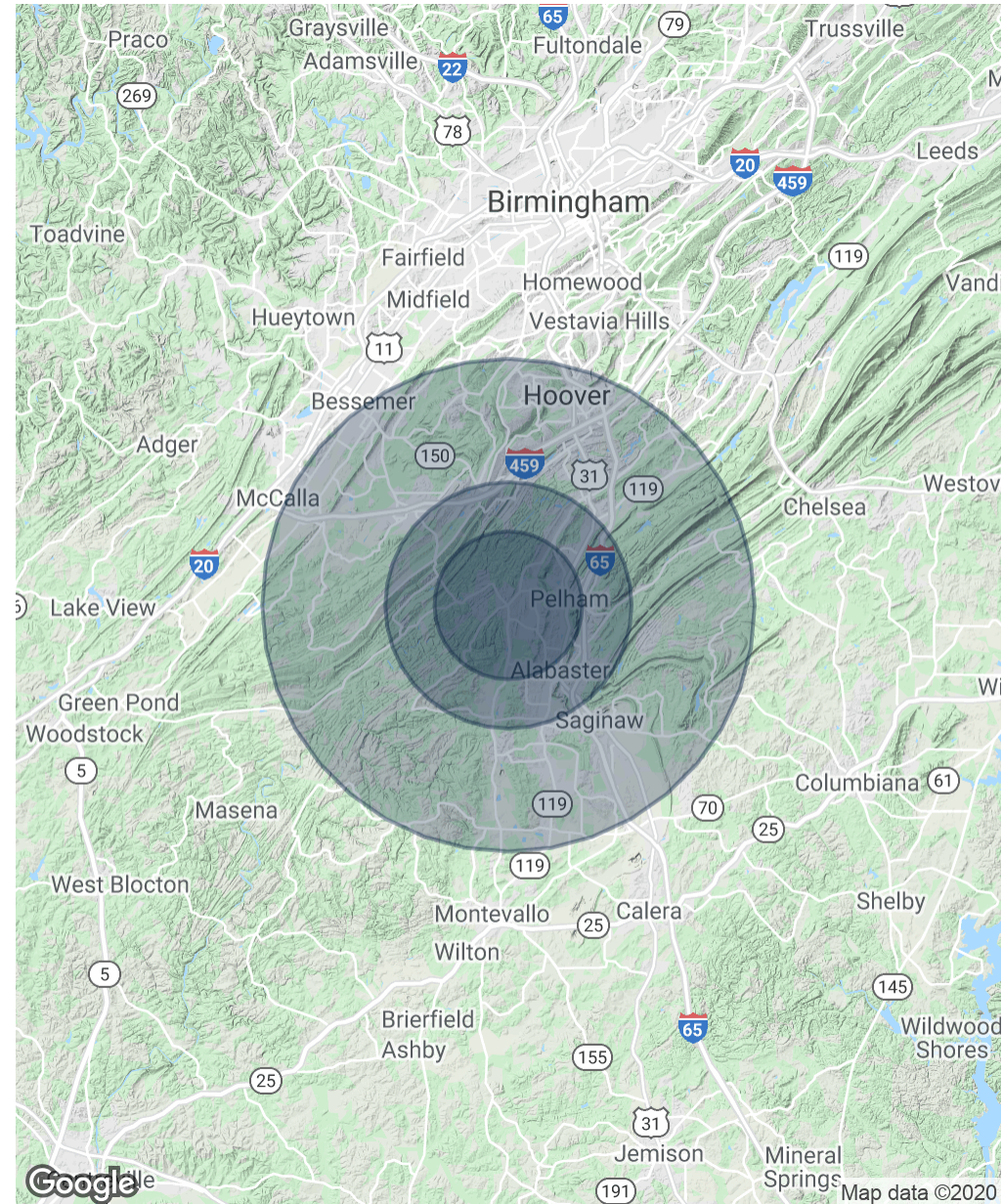


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Population	3 Miles	5 Miles	10 Miles
Total Population	31,757	76,097	208,190
Average age	36.7	38.0	38.5
Growth Rate (2019-2024)	11.99%	9.71%	7.16%
Daytime Population	26,570	66,054	195,582
Households & Income	3 Miles	5 Miles	10 Miles
Total households	11,595	27,490	80,135
# of persons per HH	2.72	2.76	2.58
Average HH income	\$84,285	\$89,993	\$89,960
Average house value	\$219,004	\$251,677	\$271,971

\* Demographic data derived from SiteWise Pro



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