

# FORMER FAMILY DOLLAR AVAILABLE

1301 3rd Ave. W Birmingham, AL 35208



## RETAIL PROPERTY FOR LEASE | Excellent Opportunity to Lease Former Family Dollar Endcap Space

### Property Highlights

- 9,386 SF former Family Dollar available for lease
- Great access and visibility
- Ample parking
- Pylon sign available
- Major area tenants include Dollar General, CVS, Roses Express and others

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,296	32,275	70,872
Total Population	11,154	81,098	174,965
Average HH Income	\$33,173	\$35,644	\$41,048

### Traffic Counts

18,579 VPD

### SCOTT PLUMMER

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### MATT MURRELL

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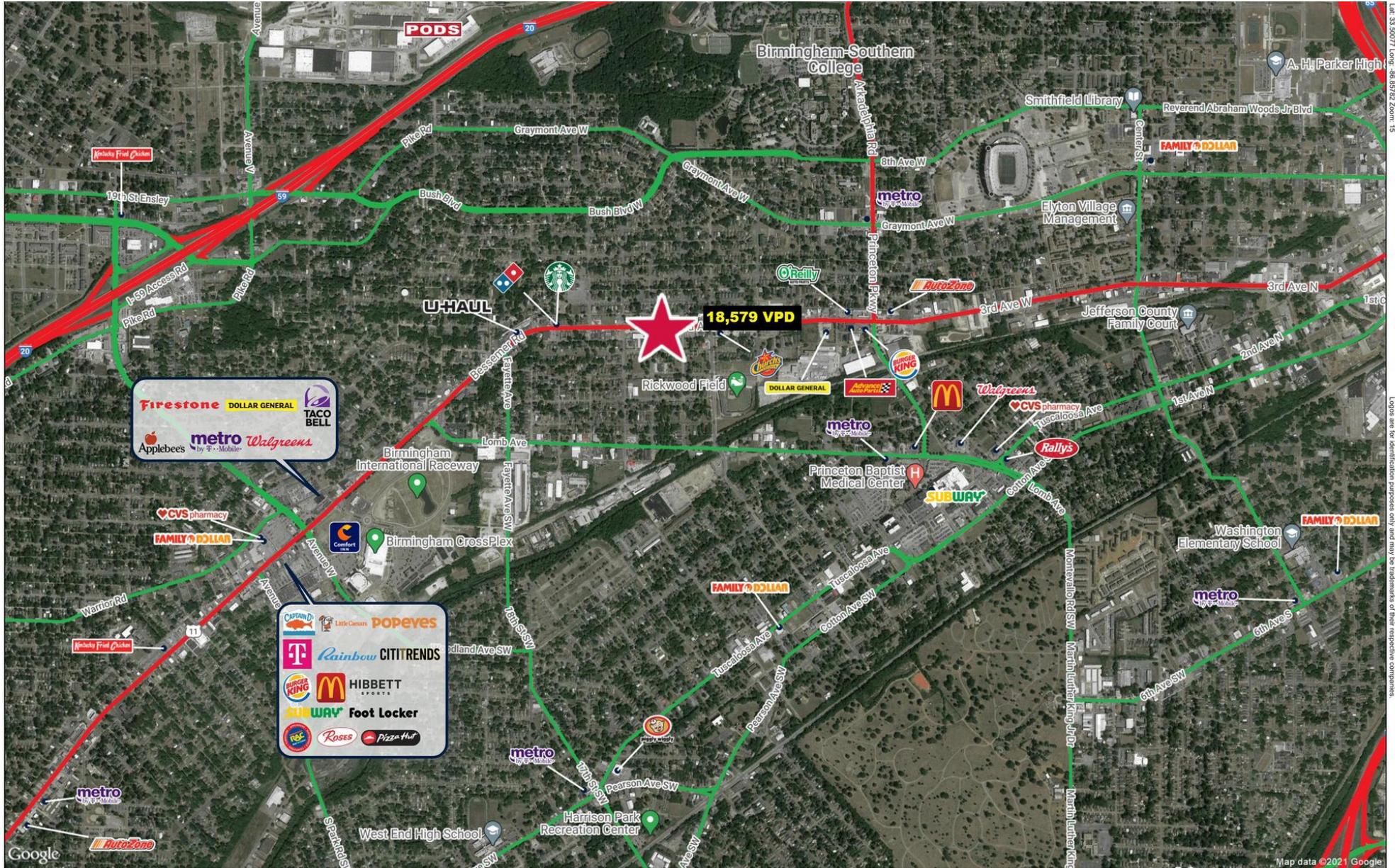
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ADDITIONAL PHOTOS | FOR LEASE



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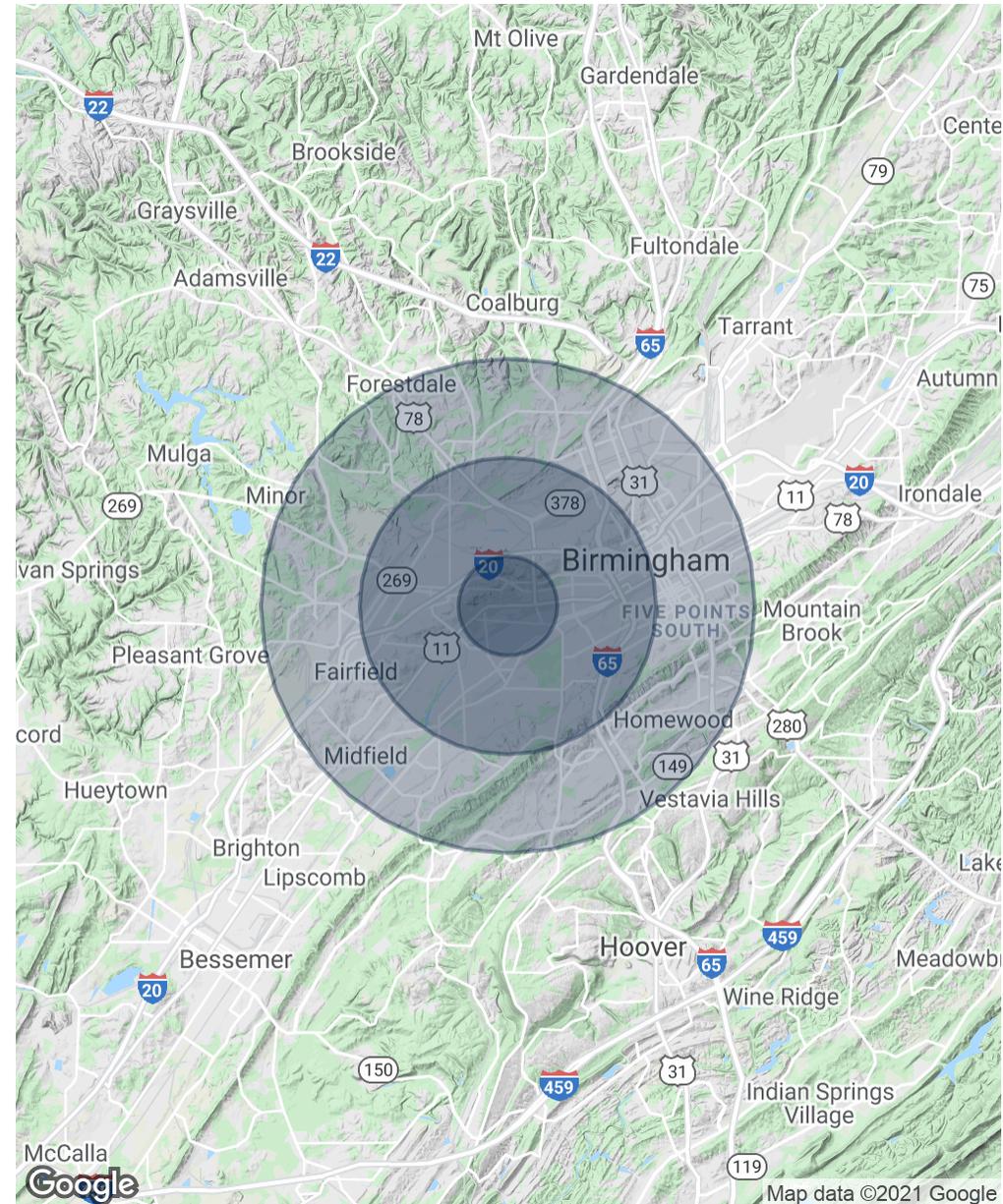
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DEMOGRAPHICS MAP & REPORT | FOR LEASE

Population	1 Mile	3 Miles	5 Miles
Total Population	11,154	81,098	174,965
Average age	35.6	37.3	35.0
Average age (Male)	33.4	35.3	33.5
Average age (Female)	36.7	39.4	36.5

Households & Income	1 Mile	3 Miles	5 Miles
Total households	4,296	32,275	70,872
# of persons per HH	2.6	2.5	2.5
Average HH income	\$33,173	\$35,644	\$41,048
Average house value	\$72,775	\$76,250	\$106,455

\* Demographic data derived from 2010 US Census



Map data ©2021 Google

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