

# SPECIAL USE PROPERTY

135 Riverchase Parkway E, Hoover, AL 35244

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Located on Riverchase Parkway



## PROPERTY HIGHLIGHTS

- Available: 5,129 SF freestanding building with playground
- Conveniently located from Interstate 65 and Valleydale Road
- Heavily populated residential area surrounding property
- Former school great for office or daycare use
- Traffic Counts: 16,485 AADT (Riverchase Parkway), 33,448 AADT (Valleydale Road), 107,198 AADT (Interstate 65)

## DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
POPULATION	42,658	102,433	189,510
DAYTIME POPULATION	49,826	108,916	192,381
HOUSEHOLDS	17,259	41,050	75,687
AVERAGE HH INCOME	\$96,462	\$111,361	\$113,346

## EXCLUSIVE AGENT(S)

KATHY DENNIS, CCIM • kathy.dennis@tscg.com • 205.776.6708

BARET STEED • baret.steed@tscg.com • 205.776.6708

# SPECIAL USE PROPERTY

135 Riverchase Parkway E, Hoover, AL 35244

## ADDITIONAL PHOTOS



### EXCLUSIVE AGENT(S)

KATHY DENNIS, CCIM • [kathy.dennis@tscg.com](mailto:kathy.dennis@tscg.com) • 205.776.6708

BARET STEED • [baret.steed@tscg.com](mailto:baret.steed@tscg.com) • 205.776.6708