



FOR  
SALE

Sale Price:  
\$2,500,000

±0.70 AC LAND OPPORTUNITY

HIGHWAY 280

**4734**  
**US-280**

**BIRMINGHAM,  
ALABAMA**

# KEY HIGHLIGHTS

## PRIME LOCATION

This site has two access points on Highway 280 and is located in the heart of the dominant retail corridor in Birmingham. The average daily traffic volume at the site is 84,670 VPD.

## CURRENT USE

This property has excess land at an operating store. Its existing structure could be repurposed or reused. The highest and best use for this site is retail.



**DOWNTOWN BIRMINGHAM**  
11.3 MILES

SHOPS AT THE COLONNADE

GRANDVIEW MEDICAL CENTER

TARGET

280

**THE SUMMIT**  
4.3 MILES

INVERNESS VILLAGE

MAVIS TIRES & BRAKES

INVERNESS PLAZA

HOME DEPOT

LOWES

WALMART

## DEMOGRAPHIC SUMMARY (3 Mile Radius)



**POPULATION**  
44,348



**DAYTIME POPULATION**  
51,973



**MEDIAN HOUSEHOLD INCOME**  
\$91,310



**MEDIAN AGE**  
39.2

# PROPERTY DETAILS

<b>ADDRESS</b>	Highway 280 Birmingham, AL 35242
<b>SITE AREA</b>	±0.70 Acres
<b>BULIDING SF</b>	2,268
<b>FRONTAGE</b>	
<b>Highway 280</b>	183 ft.
<b>ZONING</b>	Retail
<b>TAX PARCEL ID</b>	02-7-36-0-001-026.000 02-7-36-0-001-026.001

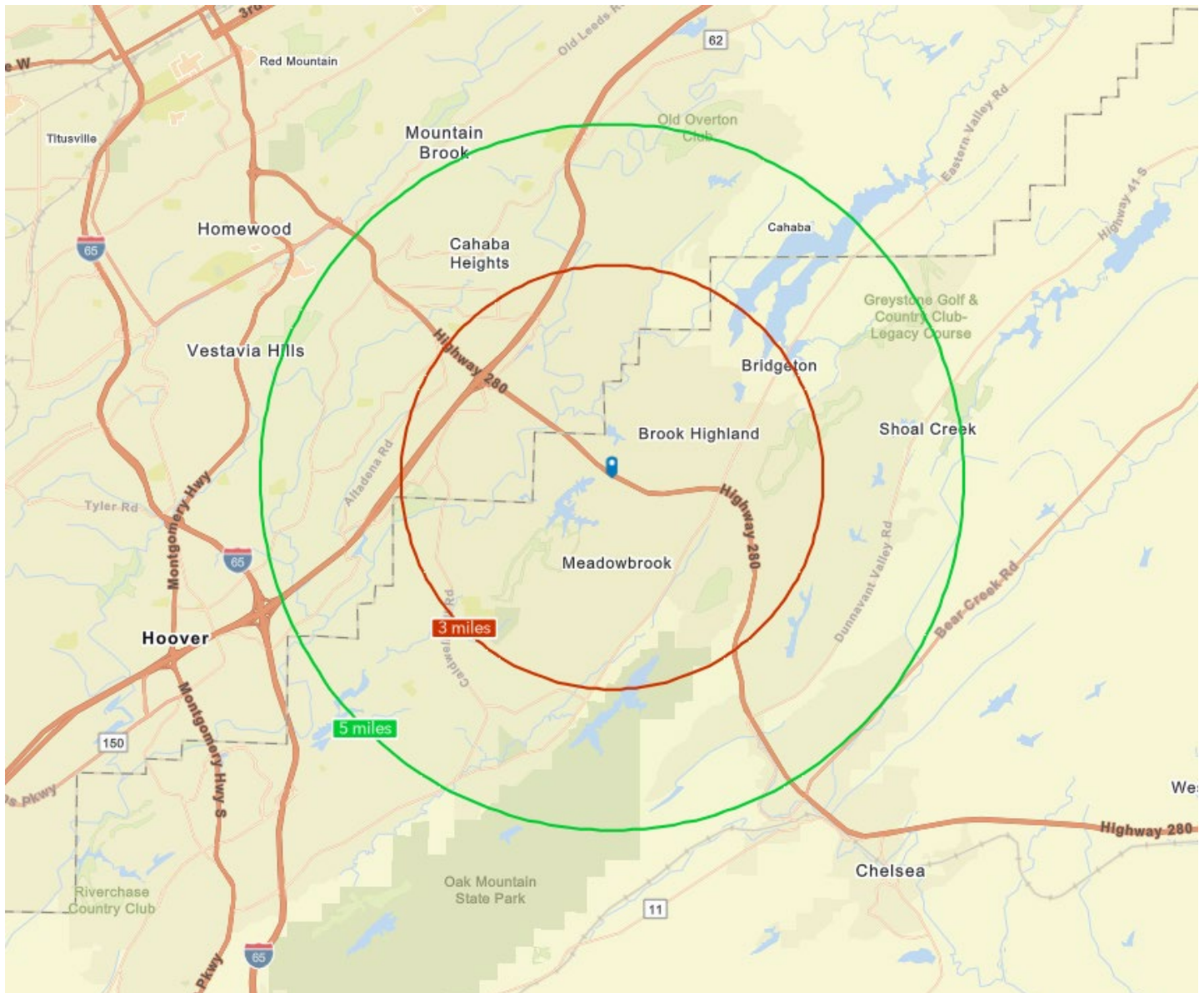
[Link to Letter of Intent](#)

## SITE VISIT PHOTO



# DEVELOPMENT POTENTIAL

The Greater Birmingham area is home to 1.1 million people, making it the largest population and economic *region* in Alabama. Within a 5-mile radius of 4734 Highway 280 (“Property”) the population stands at 97,560, with an annual growth of 1.39% and 1.44% in households. Within a 3-mile radius of the Property, there are 2,770 businesses and 33,857 total employees. Those within 3 miles of the property have a median disposable income of \$74,016. The Property is only a 7-minute drive to The Summit (a shopping mall with over 60 stores and restaurants) and an 8-minute drive to the Shops of the Colonnade (a shopping center with around 30 stores and restaurants).





**FOR MORE INFORMATION CONTACT:**

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