



RETAIL SPACE FOR LEASE

191 & 195 West Valley Avenue Birmingham, AL 35209

Retail Space for lease in West Valley Plaza along busy road



LEASE RATE:

\$11.50/ SF NNN



AVAILABILITY:

1,250 - 2,300 SF



LOCATION:

- Minutes away from I-65
- Excellent mix of businesses and retailers surrounds this center
- 5 miles south of downtown Birmingham on a dense commercial corridor



TRAFFIC:

12,924 AADT on West Valley Avenue

POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	7,909	73,256	183,290

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	11,437	48,646	161,612

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$57,474	\$79,671	\$85,903



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

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For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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West Valley Avenue

AVAILABLE SUITES

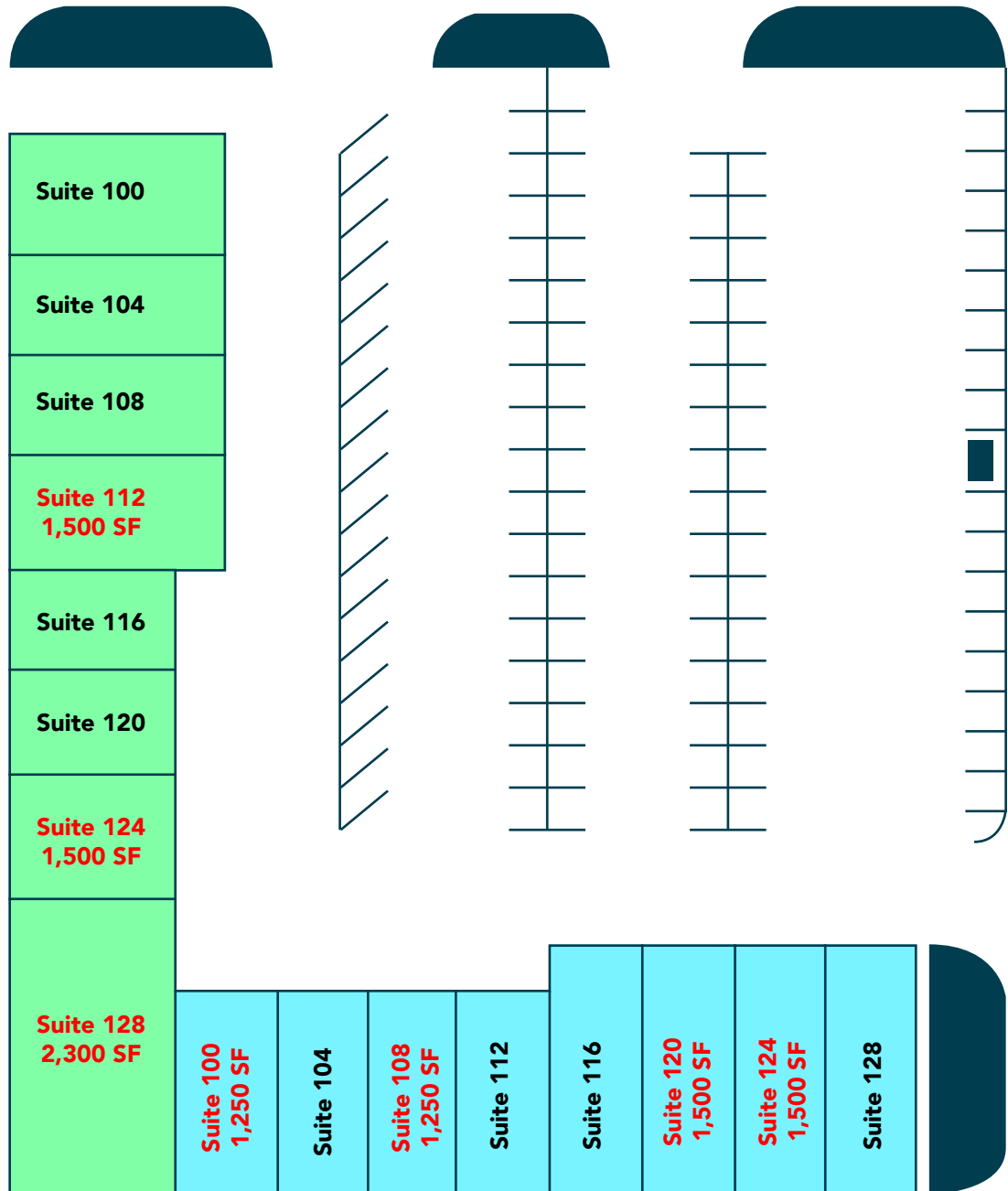
Bldg 191

Suite 112: 1,500 SF
(Available 9/1/22)
Suite 124: 1,500 SF
Suite 128: 2,300 SF

Bldg 195

Suite 100: 1,250 SF
Suite 108: 1,250 SF
Suite 120: 1,500 SF
Suite 124: 1,500 SF

Building 191



Available Suites

Building 195



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