

FOR SALE - GREAT RE-PURPOSING LOCATION
NEAR BIRMINGHAM AIRPORT WITH 35K VPD / 5-MILE POPULATION OVER 112K!

**PRICE REDUCED
TO \$850,000**



OFFERING MEMORANDUM
FORMER FAMILY DOLLAR



±8,320 SF | BIRMINGHAM, AL

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NEAR BIRMINGHAM AIRPORT WITH 35K VPD / 5-MILE POPULATION OVER 112K!**



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CONTACT INFORMATION

NANCY MILLER, CCIM, MBA
 President, Net Lease Investment Group
 NMiller@BullRealty.com
 404-876-1640 x118
 Alabama License # 000093159-0

ADAM WILLHITE
 V.P. Net Lease Investment Group
 Adam@BullRealty.com
 404-876-1640 x119

BULL REALTY, INC
 50 Glenlake Parkway
 Suite 600
 Atlanta, GA 30328
 www.BullRealty.com

HIGHLIGHTS

- Motivated Seller, price reduced!
- Former ±8,320 SF Family Dollar available for sale and ready for your new concept.
- Large ±1.5 acre corner parcel on a busy six lane commercial corridor with over 35,000 VPD
- Attractive commercially zoned structure with great signage, visibility, and 35+ parking spaces
- Vacant “box” allows for flexible repurposing for concepts including fast food, casual dining, medical, general retail, auto themed, and more!
- Strong area demographics with a 5-mile population over 112,000 and an average household income of \$83,000.
- Located in Alabama’s largest city and ±3.5 miles from the Birmingham-Shuttlesworth Airport.
- Repurposing saves \$\$\$ for investors, developers, and owner/users namely time and money vs. ground-up development.

Address:	4300 Vanderbilt Rd Birmingham, AL 35217
County:	Alabama
Price:	\$850,000
Building Size:	±8,320 SF
Site Size:	±1.5 Acres
Zoning:	Q-B2 and C-B2 Birmingham Zoning Ordinance
Parcel ID:	23 00 07 4 031 005.000
Parking Spaces:	35
Year Built:	2016
Type of Owership:	Fee Simple
Price/SF:	\$102.16



*This location is no longer an operating Family Dollar.



PROPERTY PHOTOS



[CLICK HERE FOR EXTERIOR VIDEO](#)

[CLICK HERE FOR INTERIOR VIDEO](#)

POTENTIAL RE-PURPOSING CONCEPTS



**Auto supply/
Vehicle/Collision
repair**



**Fast food/
Drive-thru/Casual
dining**



**Kindergarten/
Day care**



**Liquor or
Convenience store**



**Medical or Urgent
Care**



**Satellite
government
offices**

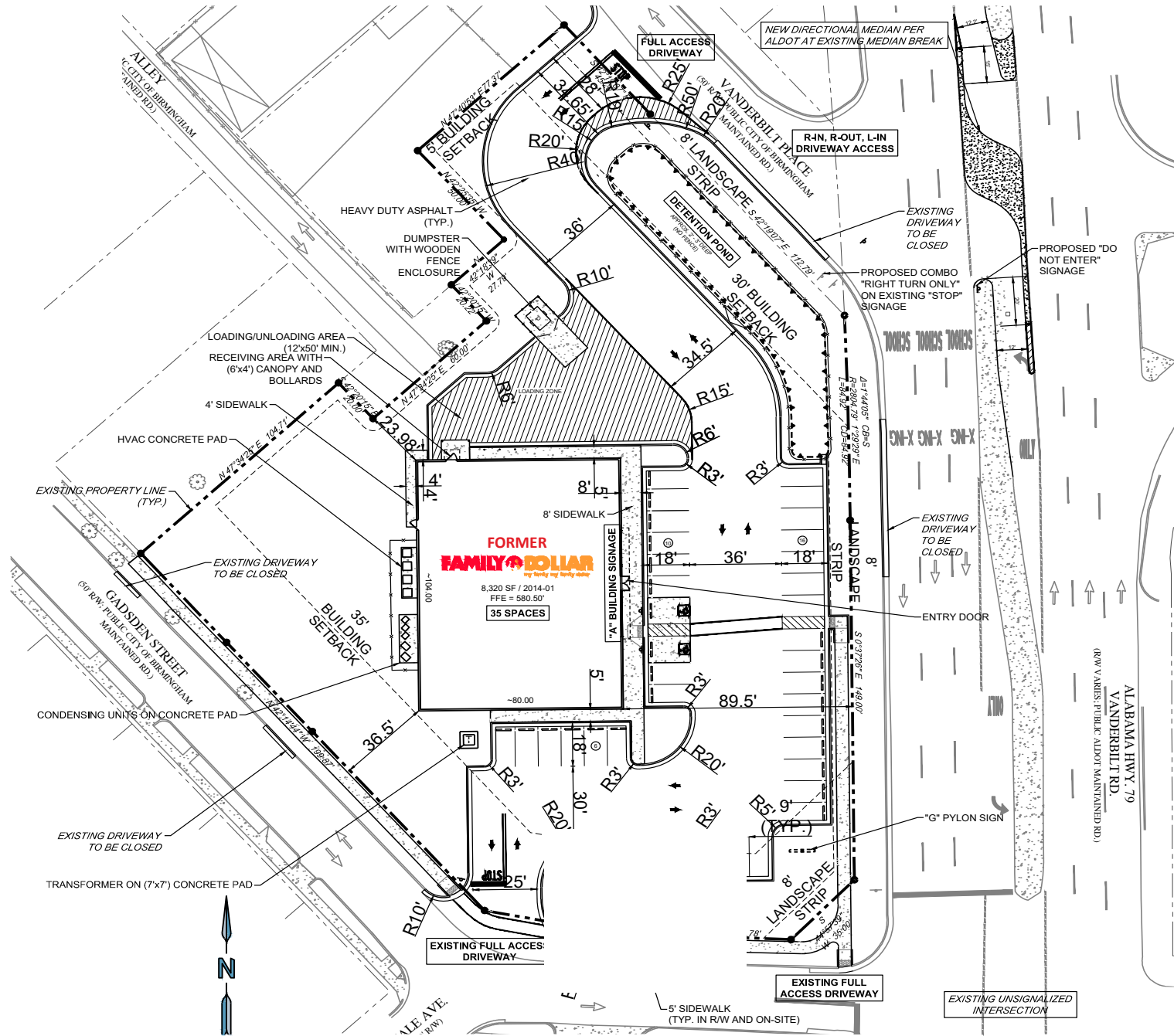


**Thrift or Discount
retail store**



**Veterinary/
Animal Care**

SITE PLAN



AREA AND DEMOGRAPHICS

BIRMINGHAM, ALABAMA

Birmingham, AL, is a vibrant city located in the heart of Jefferson County in central Alabama. Known as the “Magic City” for its rapid growth during the industrial boom, Birmingham continues to thrive as a hub of culture, innovation, and opportunity.

The city boasts a rich history, from its role in the Civil Rights Movement to its legacy as a center for steel production. Today, Birmingham is a dynamic community with a diversified economy driven by healthcare, education, finance, and technology. Major employers include the University of Alabama at Birmingham (UAB), Regions Financial Corporation, and Alabama Power.

Birmingham offers a mix of historic charm and modern amenities. Notable attractions include the Birmingham Civil Rights Institute, the Birmingham Museum of Art, and the McWane Science Center. For outdoor enthusiasts, Red Mountain Park and Ruffner Mountain provide scenic trails and stunning views, while Railroad Park serves as a green oasis in the downtown area.

The city’s neighborhoods range from the historic architecture of Highland Park to the trendy, revitalized spaces in Avondale and Lakeview. Residents enjoy a thriving culinary scene, diverse entertainment options, and a welcoming Southern spirit.

Birmingham’s strategic location, cultural richness, and economic vitality make it an ideal place to live, work, and invest. Whether exploring its history, enjoying its natural beauty, or participating in its forward-looking initiatives, Birmingham offers something for everyone.

NOTABLE AREA EMPLOYERS



POPULATION	1 MILE	3 MILES	5 MILES
2024 POPULATION	4,908	31,516	112,786
MEDIAN AGE	37.5	37.6	36.1
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 HOUSEHOLDS	1,873	12,667	48,759
AVG. HOUSEHOLD INCOME	\$51,984	\$52,689	\$83,013

Esri 2025

IN THE AREA



Logos in the top-left callout box:

- cricket wireless
- Chevron
- CAPTAIN D'S
- YMC
- Yarborough Motor Co., Inc.
- AT&T
- CITGO
- EXXON
- K
- THE BIG DAWGS
- LOUISIANA KITCHEN
- POPEYES

Logos in the top-right callout box:

- EXPRESS OIL CHANGE
- TIRE ENGINEERS
- DAYLIGHT DONUTS
- REGIONS
- Krystal
- O'Reilly AUTO PARTS
- BURGER KING

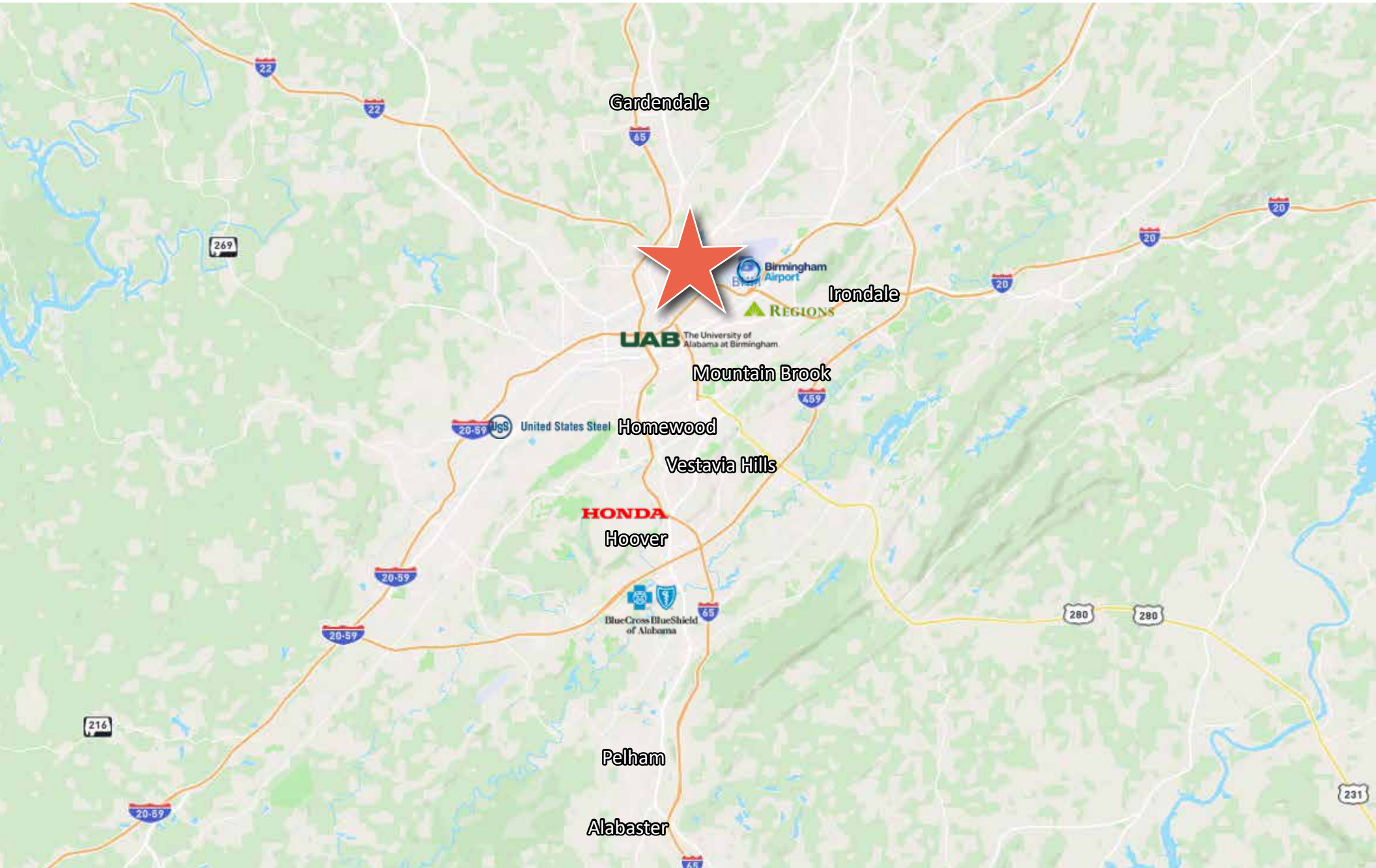
Logos in the middle-left callout box:

- SUBWAY
- NAPA AUTOCARE CENTER
- U-HAUL
- TOPGOLF
- SHELL
- MARATHON

Logos in the bottom-right callout box:

- WELLS FARGO
- piggly wiggly
- SUNOCO
- Little Caesars Pizza
- Mobil
- AutoZone
- bp

IN THE AREA



BROKER PROFILES



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
NMiller@BullRealty.com
404-876-1640 x118
Alabama License # 000093159-0

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Adam has been a commercial real estate investor and decided to make a mid-career change to follow his passion. Formerly an Executive Recruiter specializing in physician recruitment, he brought his interest in commercial real estate and client focused talents to Bull Realty. He specializes in single tenant investment sales, and his expertise is readily seen in his work with acquisitions, dispositions, 1031 exchanges, and strategy consultation.

As an Atlanta resident since the age of 5, Adam has enjoyed giving back to the community by volunteering his time with animal rescue and preservation of historic Atlanta landmarks. Adam has a bachelor's degree from Kennesaw State University and is a member of the Atlanta Commercial Board of Realtors and soon to be a CCIM candidate.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 4300 Vanderbilt Rd Birmingham, AL 35217. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Alabama. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of _____, 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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V.P., Net Lease Investment Group

Adam@BullRealty.com

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Bull Realty, Inc.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

Fax: 404-876-7073



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.