



FOR LEASE

RETAIL SPACE

191-195 W Valley Ave, Birmingham, AL 35209

- 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 counts of 12,924 AADT on West Valley Ave

PROPERTY OVERVIEW

■ **LEASE RATE:**
\$11.50/ SF NNN

AVAILABILITY:
1,250 - 2,300 SF

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POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,834	70,623	184,670

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	7,925	49,276	151,770

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$79,879	\$95,664	\$109,045

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West Valley Avenue

AVAILABLE SUITES

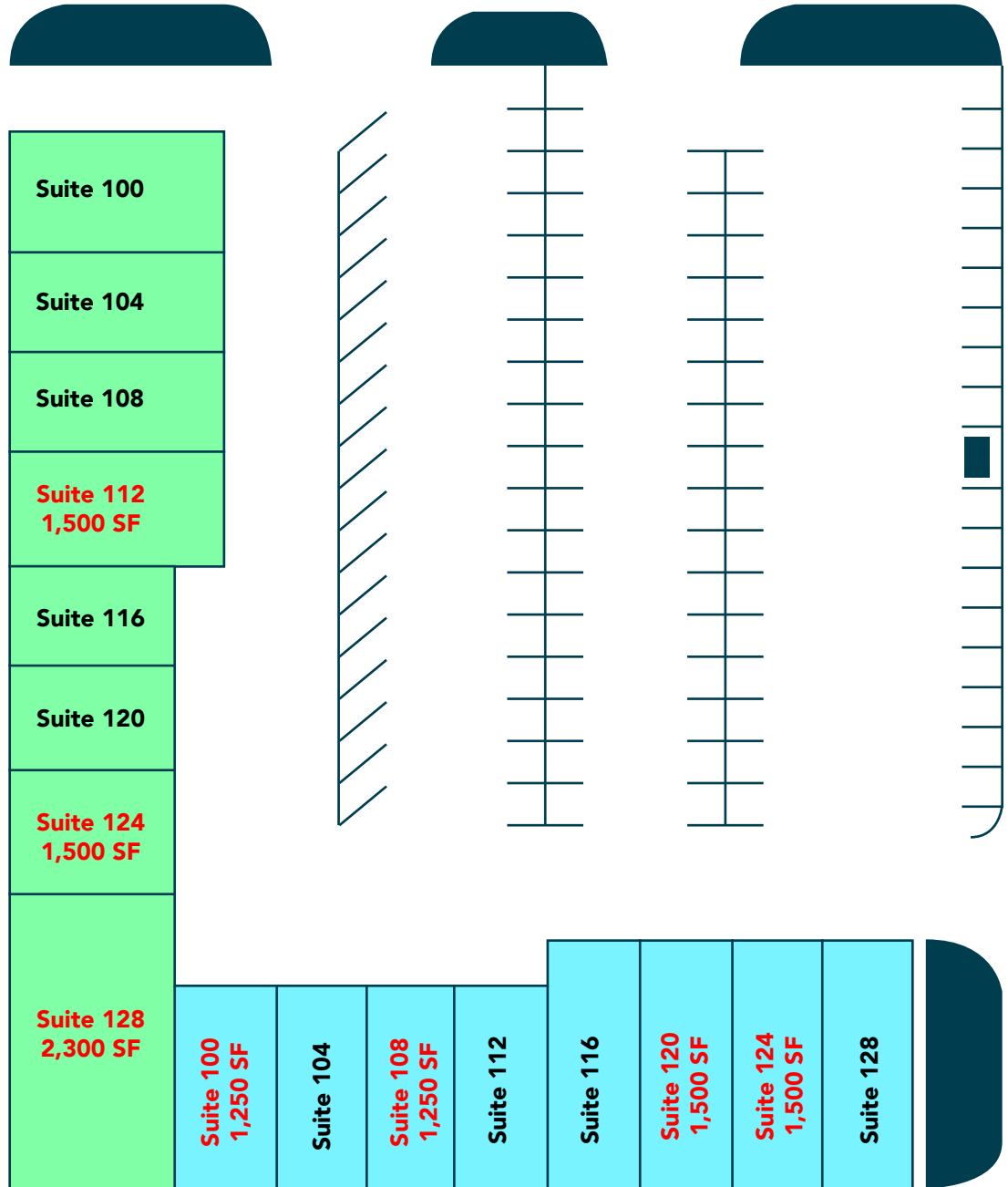
Bldg 191

Suite 112: 1,500 SF
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

NORMAN TYNES
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HARRIS TYNES
COMMERCIAL REAL ESTATE