

Prime
Location



FOR SALE

HIGH-VISIBILITY SITE

213 Gadsden Highway, Birmingham, AL 35215



PROPERTY OVERVIEW

- **ASKING PRICE:**
Call For Pricing
- **LOT SIZE:**
1.64 Acres
- **LOCATION:**
Adjacent to busy retail corridor with tenants including Walmart, Milos, Chick-fil-a, Planet Fitness, CVS Arby's and many more
- **TRAFFIC COUNTS:**
23,873 AADT on Parkway East
21,301 AADT on Roebuck Pkwy
57,794 AADT on I-59

NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

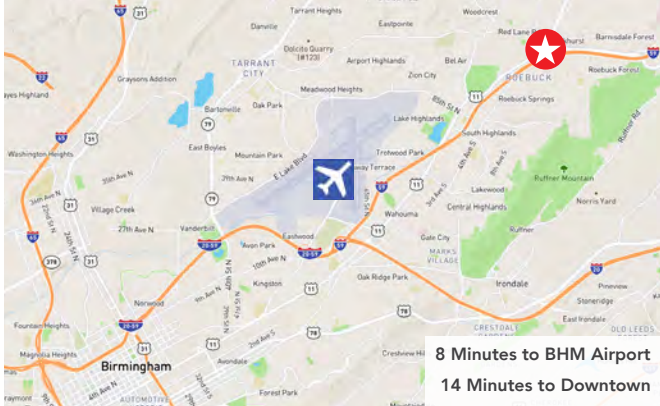
For More Information: HarrisTynes.com
2 North 20th Street, #1700, Birmingham, AL 35203

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LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



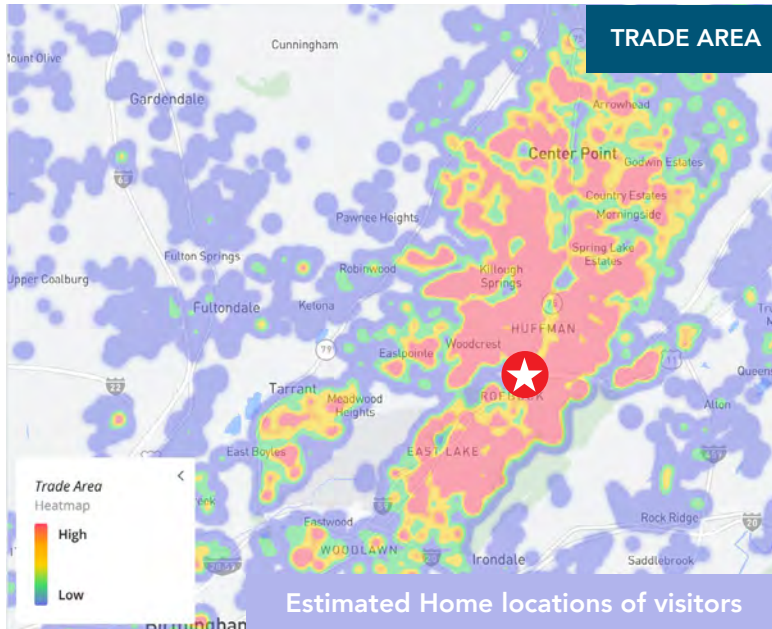
12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	1.2M
Visitors	244.8K
Visit Frequency	5.03x
Avg Dwell Time	36 minutes

1.2M
VISITS

\$86K+
AVG HH INCOME
WITHIN 1 MILE

244.8K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,419	40,385	104,349

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg HH Income	\$91,111	\$72,078	\$80,810

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	2,790	13,114	48,792

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