



Construction Management Services Provided that include:

- Architectural layout/design
- Management of buildout/general contracting services
- Equipment installation coordination



FOR LEASE

FORMER SALON SPACE

4317 Dolly Ridge Road, Vestavia Hills, AL 35242



GRANDVIEW
MEDICAL GROUP



SWTHZ

PROPERTY OVERVIEW

- ASKING RATE:**
\$36.00/SF NNN
- AVAILABLE SPACES:**
Suite 109-113: ±2,518 SF
- LOCATION:**
Located on Dolly Ridge Road, next to Cahaba Heights Elementary, a few blocks east of Hwy 280 in Cahaba Heights; connected to new Vestavia Hills ballparks, dog parks, community center and play areas, opened in 2020.
- PARKING:**
On grade; +5/1000 ratio

COME JOIN GRANDVIEW MEDICAL GROUP, INFINITY PERSONAL TRAINING, SWEATHOUZ, AND BODYBAR PILATES!

THOM HICKMAN
thickman@harristynes.com | 205.458.8130

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

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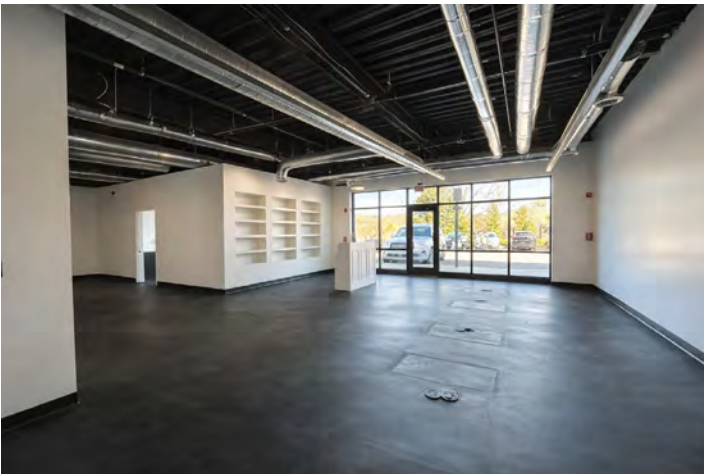
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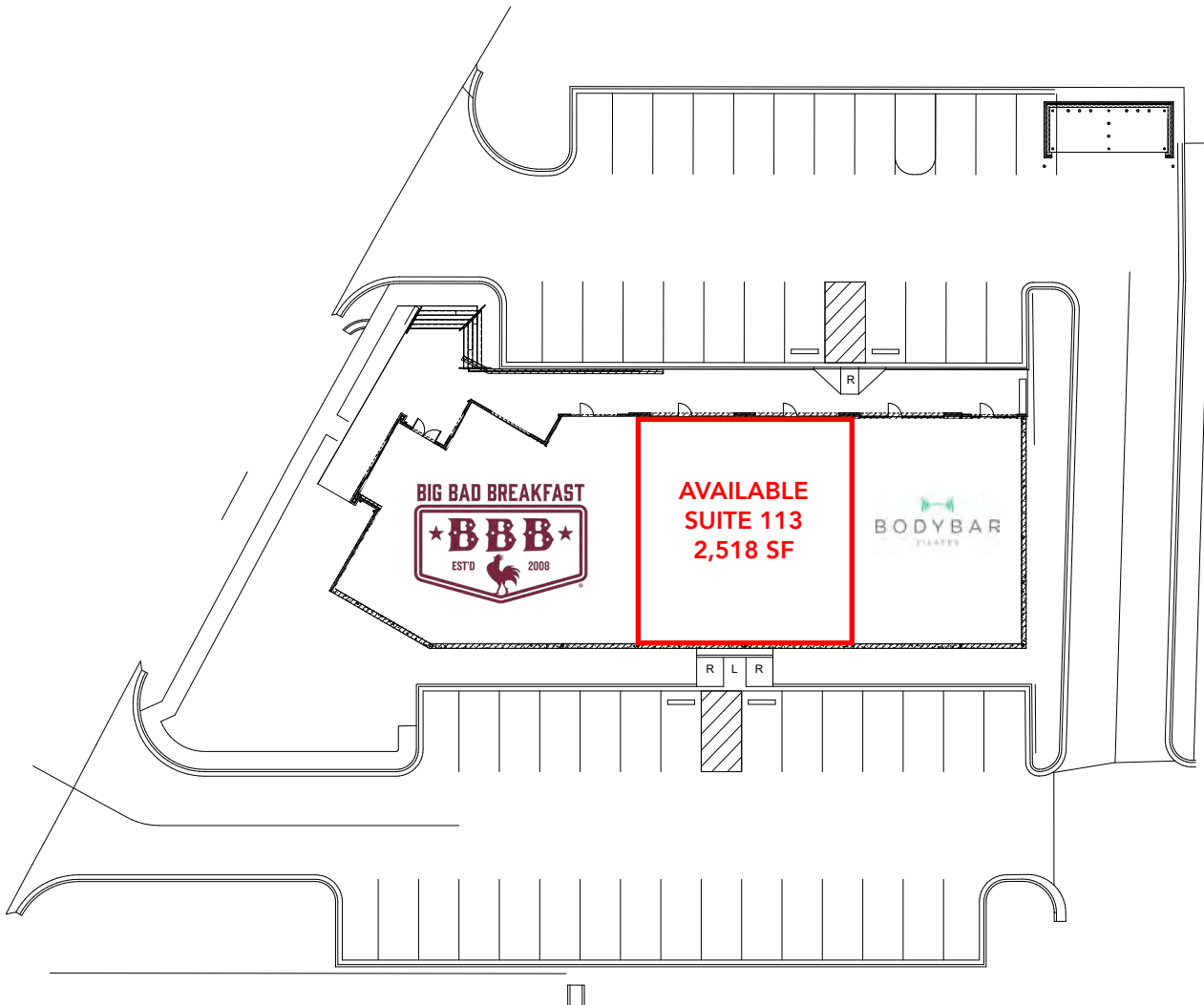
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FIRST FLOOR

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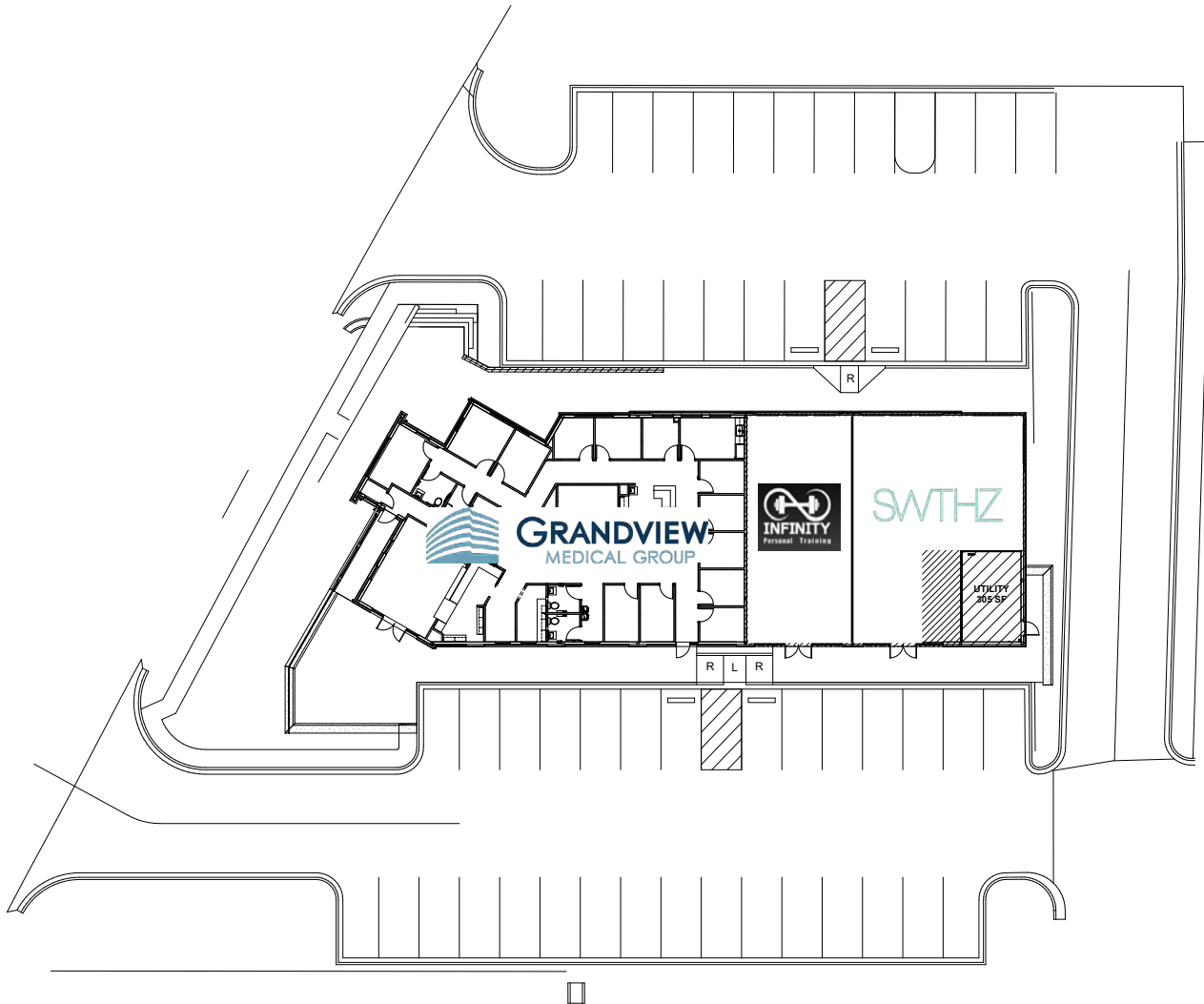
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SECOND FLOOR

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HARRIS TYNES
COMMERCIAL REAL ESTATE

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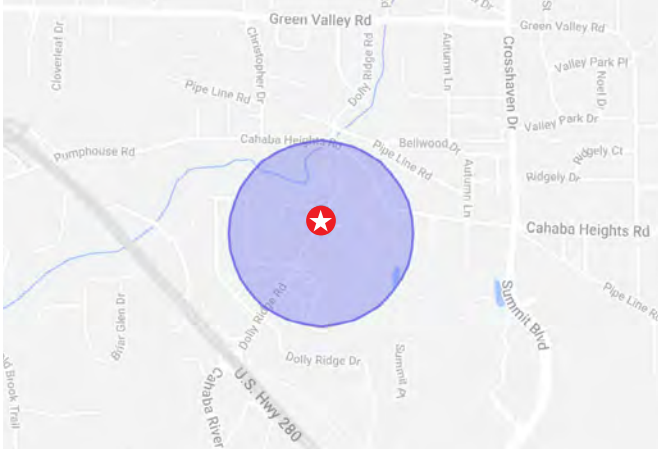
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LOCATED IN IDEAL CAHABA HEIGHTS NEIGHBORHOOD



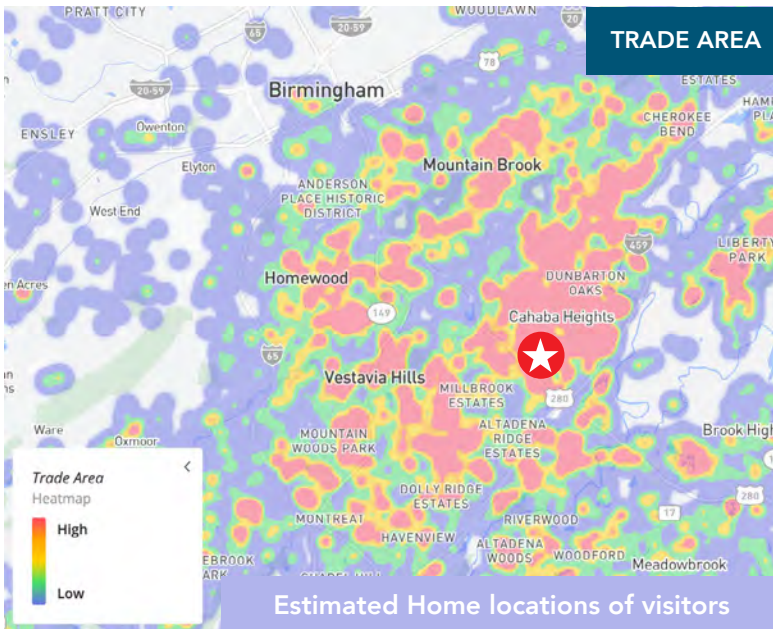
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	572.1K
Visitors	185K
Visit Frequency	3.09x
Avg Dwell Time	59 minutes

572K
VISITS

\$208K+
AVG HH INCOME
WITHIN 1 MILE

185K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	7,482	41,884	157,414

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	3,392	17,791	67,967

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$208,366	\$210,906	\$173,205

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