

FORMER 1,594 SF RESTAURANT

1020 Oak Mountain Park Rd. Birmingham, AL 35214



RETAIL PROPERTY FOR SALE & LEASE

Former Waffle House Available

Property Highlights

- 1,594 SF building on 0.43 AC lot
- Site is off of Exit 246 on I-65
- Interstate Visibility
- Surrounded by National Restaurants and is next to the Oak Mountain Amphitheatre

Demographics	3 Miles	5 Miles	10 Miles
Total Households	10,936	32,535	116,714
Total Population	26,748	81,830	292,767
Average HH Income	\$92,560	\$93,917	\$101,359

Traffic Counts

95,085 VPD (I-65)
7,978 VPD (Oak Mountain Park Rd.)

ALEX MCCAULEY

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JOE STRAUSS, CCIM

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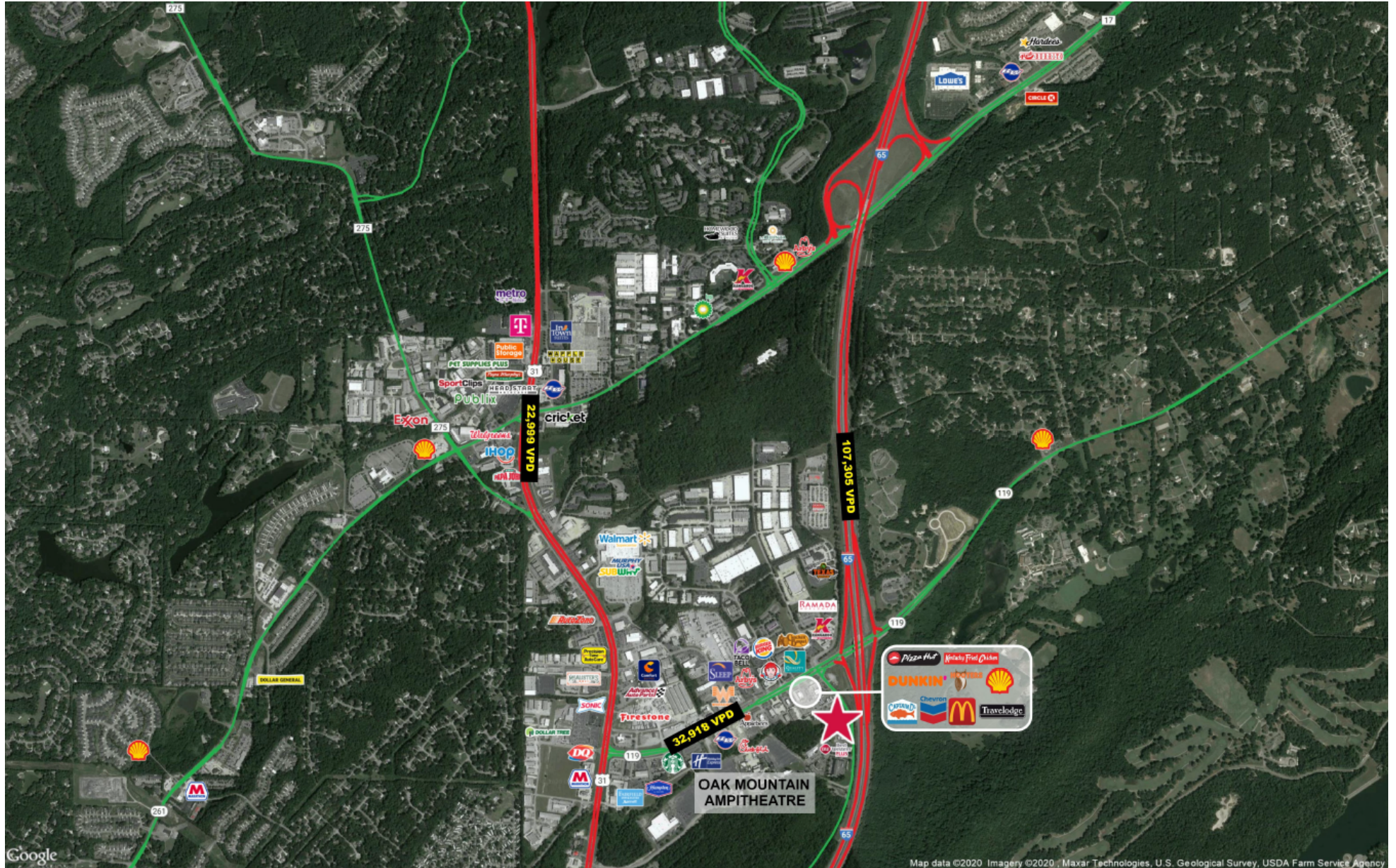
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MARKET AERIAL | FOR SALE & LEASE



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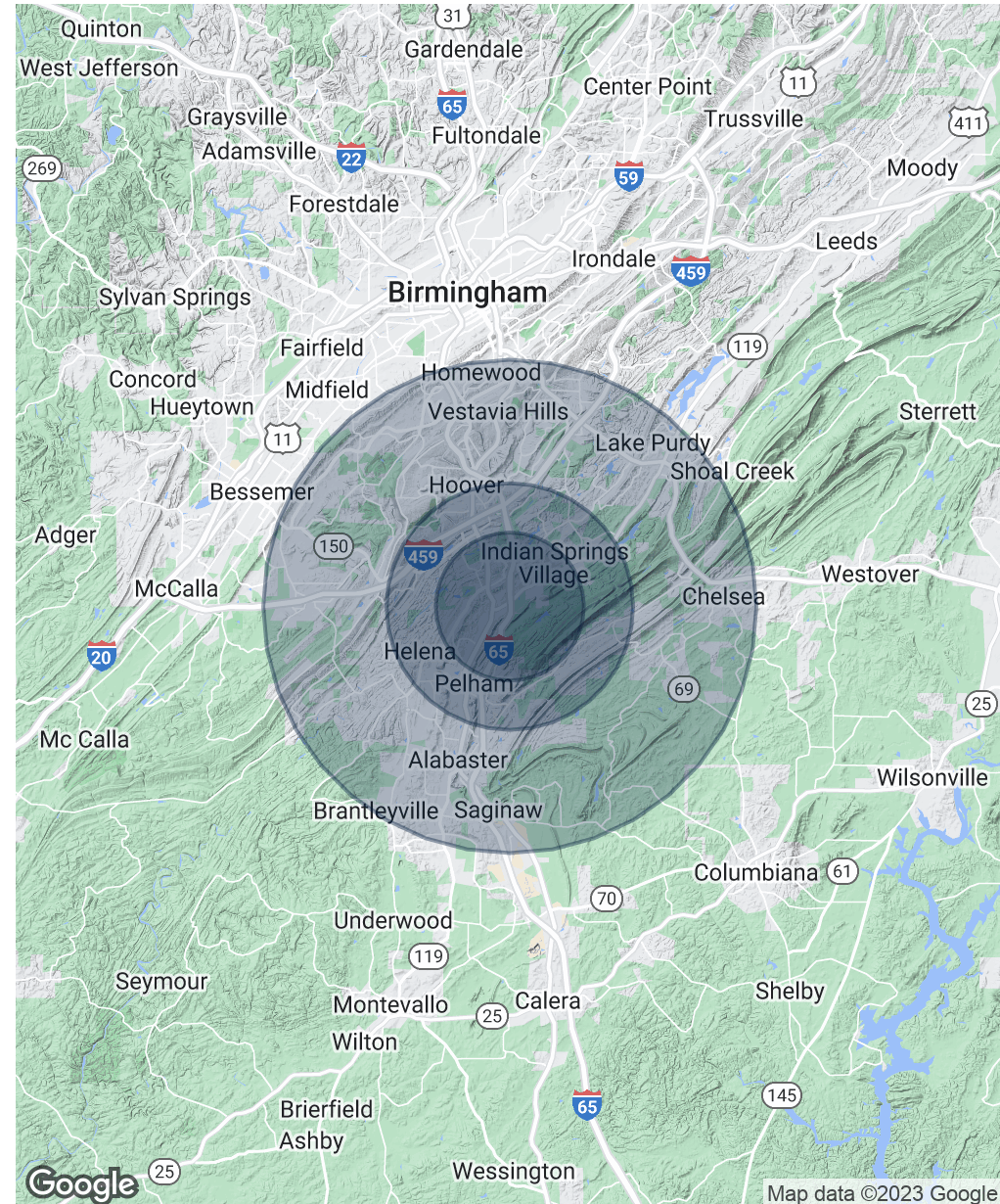
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DEMOGRAPHICS MAP & REPORT | FOR SALE & LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	26,748	81,830	292,767
Average age	39	38.5	38.5
Daytime Population	41,474	101,109	346,998
Growth Rate (2011-2024)	9.19%	7.31%	7.50%

Households & Income	3 Miles	5 Miles	10 Miles
Total households	10,936	32,535	116,714
# of persons per HH	2.43	2.5	2.5
Average HH income	\$92,560	\$93,917	\$101,359
Average house value	\$300,780	\$311,939	\$335,990

* Demographic data derived from SiteWise Pro



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