

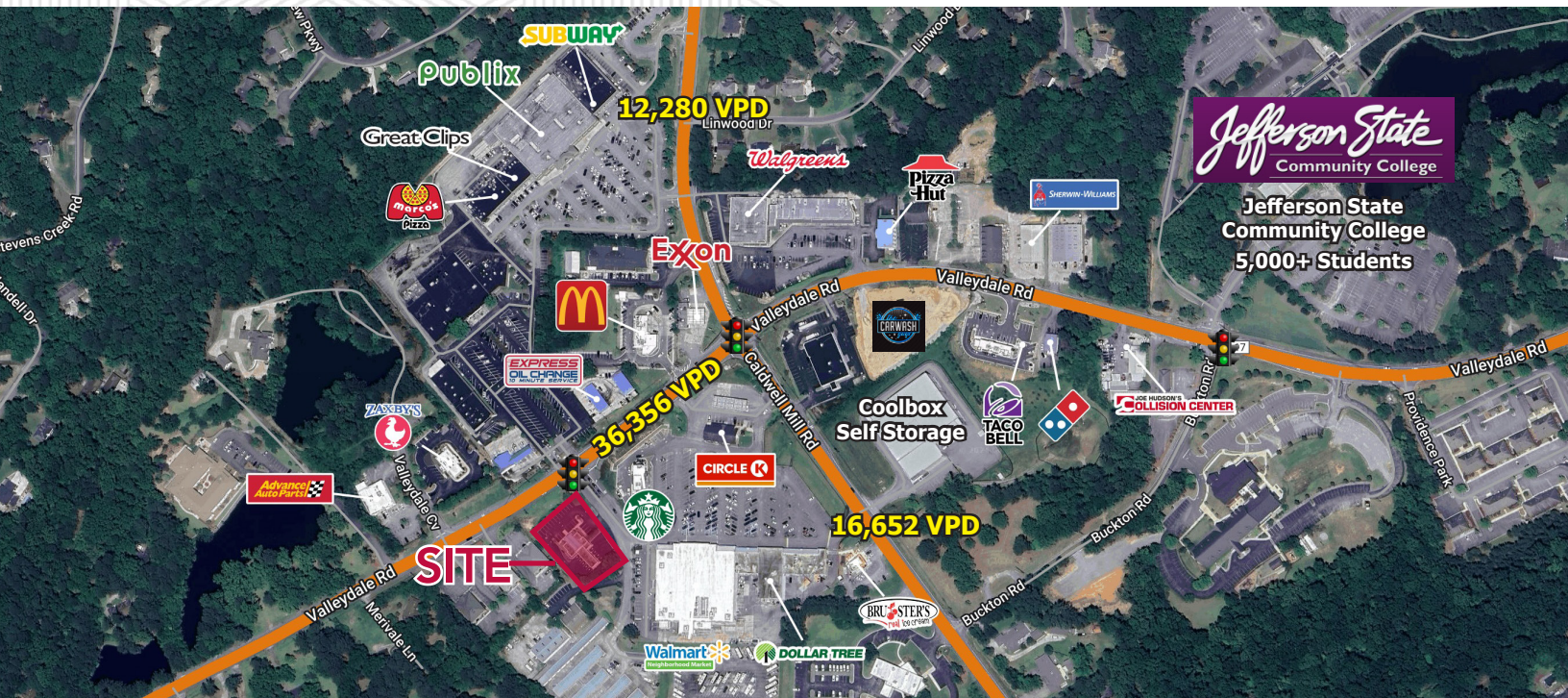


retail specialists

Your Retail Real Estate Experts

Former Bank - Hoover, AL

2641 Valleydale Road Hoover, AL 35244



FOR LEASE/GL

Property Highlights

- Former bank on Valleydale Road available for lease or ground lease
- Great visibility and access in the heart of the trade area
- Surrounded by households
- Site located at signalized intersection adjacent to Starbucks and sits in front of Walmart neighborhood Market and across from Publix
- 5.37% growth rate (3 mi. radius) and 6.36% growth rate (10 min. drive time)
- 111,665 population and \$89,829 median HH income (5 mi. radius)



ACRES
+/- 1.1



TRAFFIC
36,356 VPD



ACCESS
Valleydale Rd

Demographics

	1 mile	3 mile	5 mile
Population	3,559	38,439	111,665
Households	1,236	15,601	48,020
Daytime Pop	6,652	34,348	118,858
Med HH Income	\$132,252	\$105,361	\$89,829

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This aerial map illustrates the intersection of Valleydale Rd and Caldwell Mill Rd, a key transportation corridor. The map highlights the following traffic volume data (VPD) at the intersection:

- Valleydale Rd (Northbound):** 19,704 VPD
- Valleydale Rd (Southbound):** 17,828 VPD
- Caldwell Mill Rd (Eastbound):** 16,652 VPD
- Caldwell Mill Rd (Westbound):** 12,280 VPD

The map also identifies several key locations and businesses in the area:

- Spain Park High School:** Located to the north, serving 1,500+ students.
- Jefferson State Community College:** Located to the east, serving 5,000+ students.
- Businesses:** Numerous commercial establishments are visible, including Publix, Great Clips, Subway, Waffle House, Walgreens, McDonald's, Zaxby's, Express Oil Change, Advance Auto Parts, Walmart, Dollar Tree, Starbucks, Pizza Hut, Taco Bell, and Bru's.
- Streets:** Major roads shown include Heatherwood Dr, Valleydale Rd, Caldwell Mill Rd, and Cahaba Valley Trce.

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