

# ALDI SUBLEASE OPPORTUNITY

4639 U.S. 280, BIRMINGHAM, AL 35242

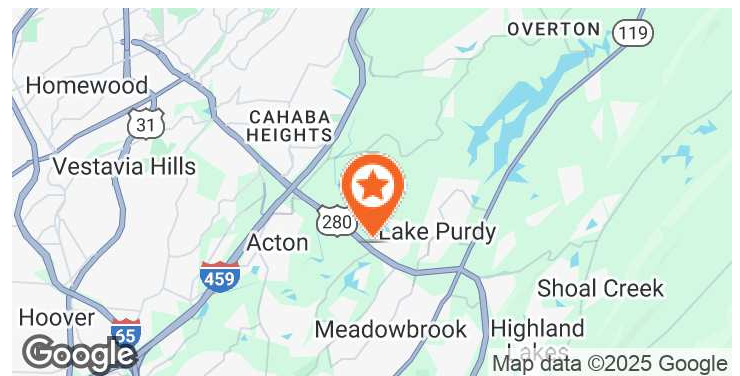


## LOCATION DESCRIPTION

Birmingham, AL is the state's largest metro area and home to 1.2 million people. This site is located along highest trafficked portion (91,322 VPD) of the Highway 280 retail corridor in Birmingham. This trade area is one of the busiest in the metro area and serves the high-income suburbs that lie south of the city center.

## PROPERTY HIGHLIGHTS

- Available: +/- 7,668 sf of excess space by Aldi
- Shared loading dock with Aldi
- Site is in unincorporated Shelby County
- Dedicated left-in turn lane with signaled access through neighboring center
- Area retailers include Target, Marshalls, Academy Sports, Home Depot, Best Buy and more.



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	46,522	103,721	198,606
DAYTIME POPULATION	57,917	112,365	225,921
HOUSEHOLDS	21,116	42,443	81,732
AVERAGE HH INCOME	\$145,294	\$170,412	\$159,176



**WILL VICKERY**

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# FOR LEASE

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# Birmingham, Alabama

Hwy 280 Trade Aerial

