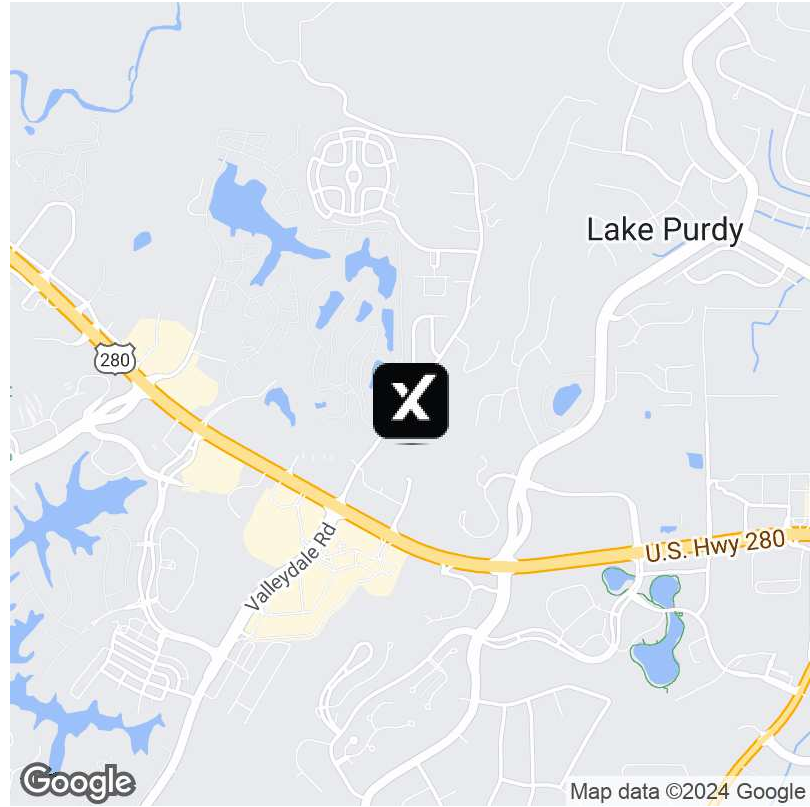


FOR SALE

# Development property on busy US 280 Corridor

3441 Cahaba Beach Rd, Hoover, AL 35242



## Offering Summary

Sale Price:	\$485,000
Available SF:	
Lot Size:	3.17 Acres
Price / Acre:	\$152,997
Zoning:	B2 General Business District
Market:	Birmingham
Submarket:	Hoover
Traffic Count:	81,234

## Property Overview

This prime property offers 3.17 acres of lucrative investment potential. Zoned B2 General Business District, its strategic location provides heavy traffic exposure, ensuring maximum visibility for retail ventures. With convenient access to US 280 and just minutes from I-459, this property offers seamless connectivity to all amenities, making it an ideal location for businesses to thrive. Whether considering retail development or other commercial opportunities, this property presents an unparalleled chance to capitalize on its strategic positioning and high-traffic location. Explore the endless possibilities for growth and success with this exceptional investment opportunity.

## Property Highlights

- - Zoned B2 General Business District
- - 3.17 acres of prime investment potential
- - Heavy traffic count for maximum visibility
- - Convenient access to US 280
- - Minutes from I-459 for seamless connectivity
- - Ideal location for retail development
- - Strategic positioning in the Birmingham area
- - Perfect for businesses seeking high-traffic exposure
- - Proximity to diverse amenities for consumer convenience

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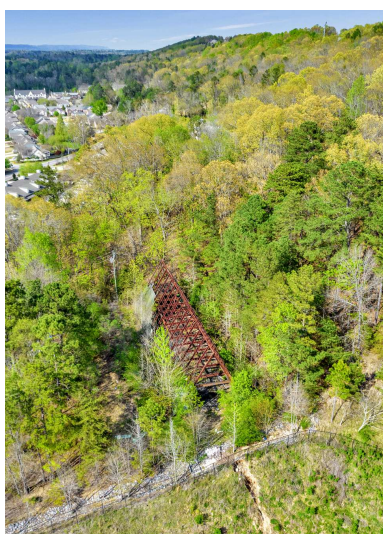
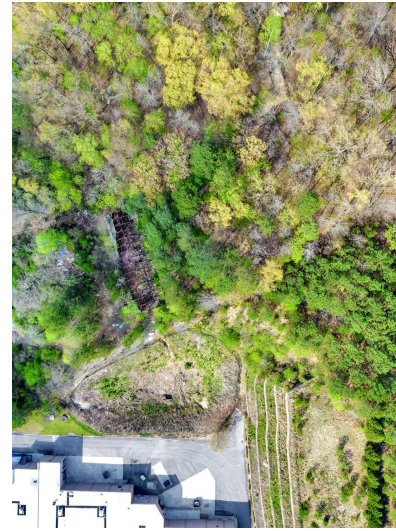
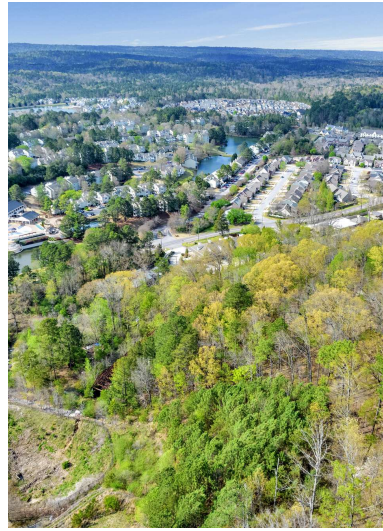
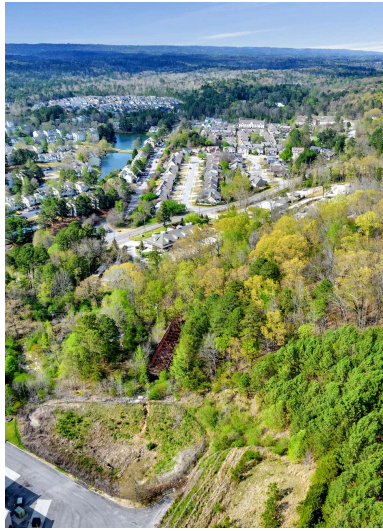
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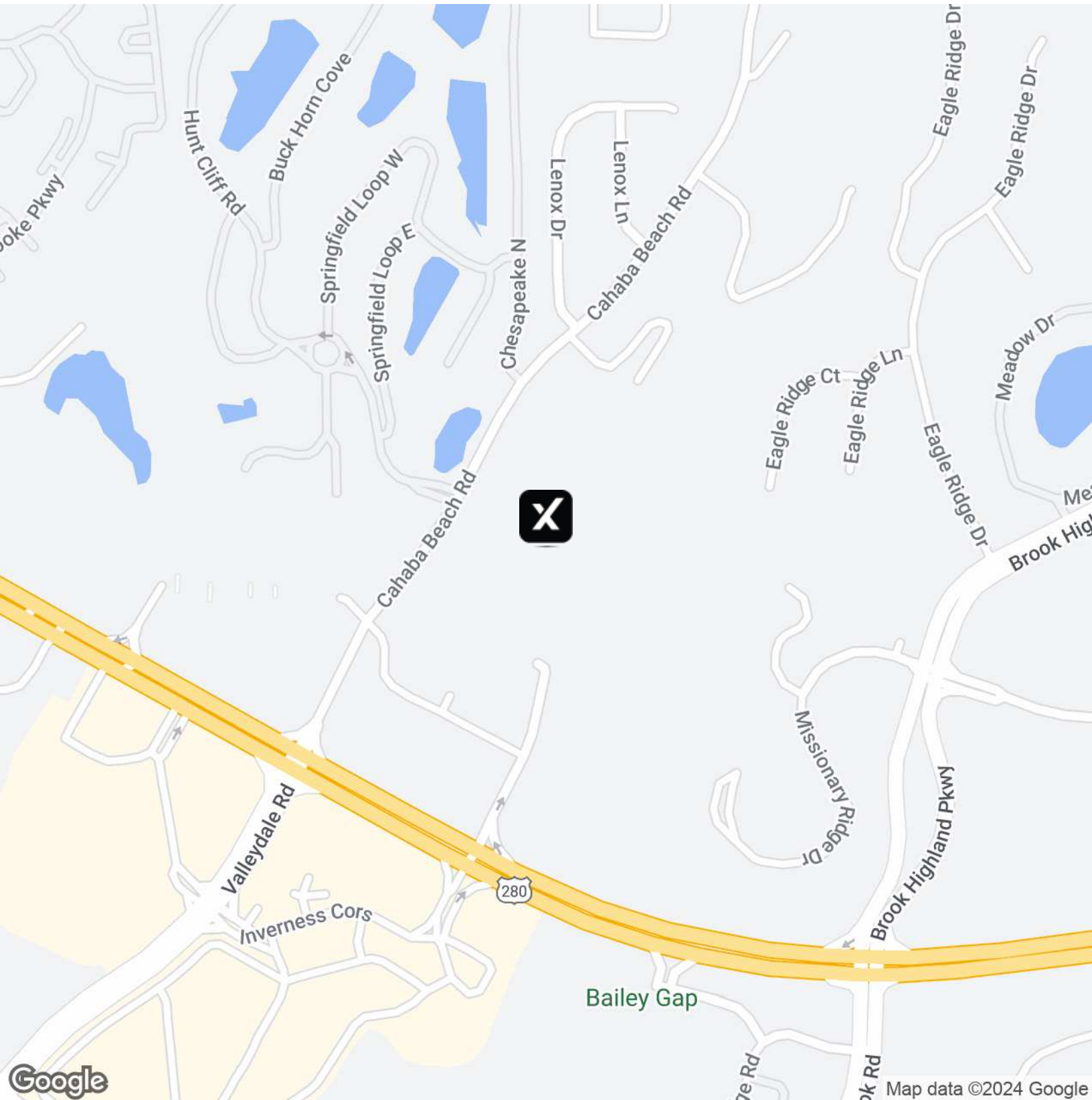
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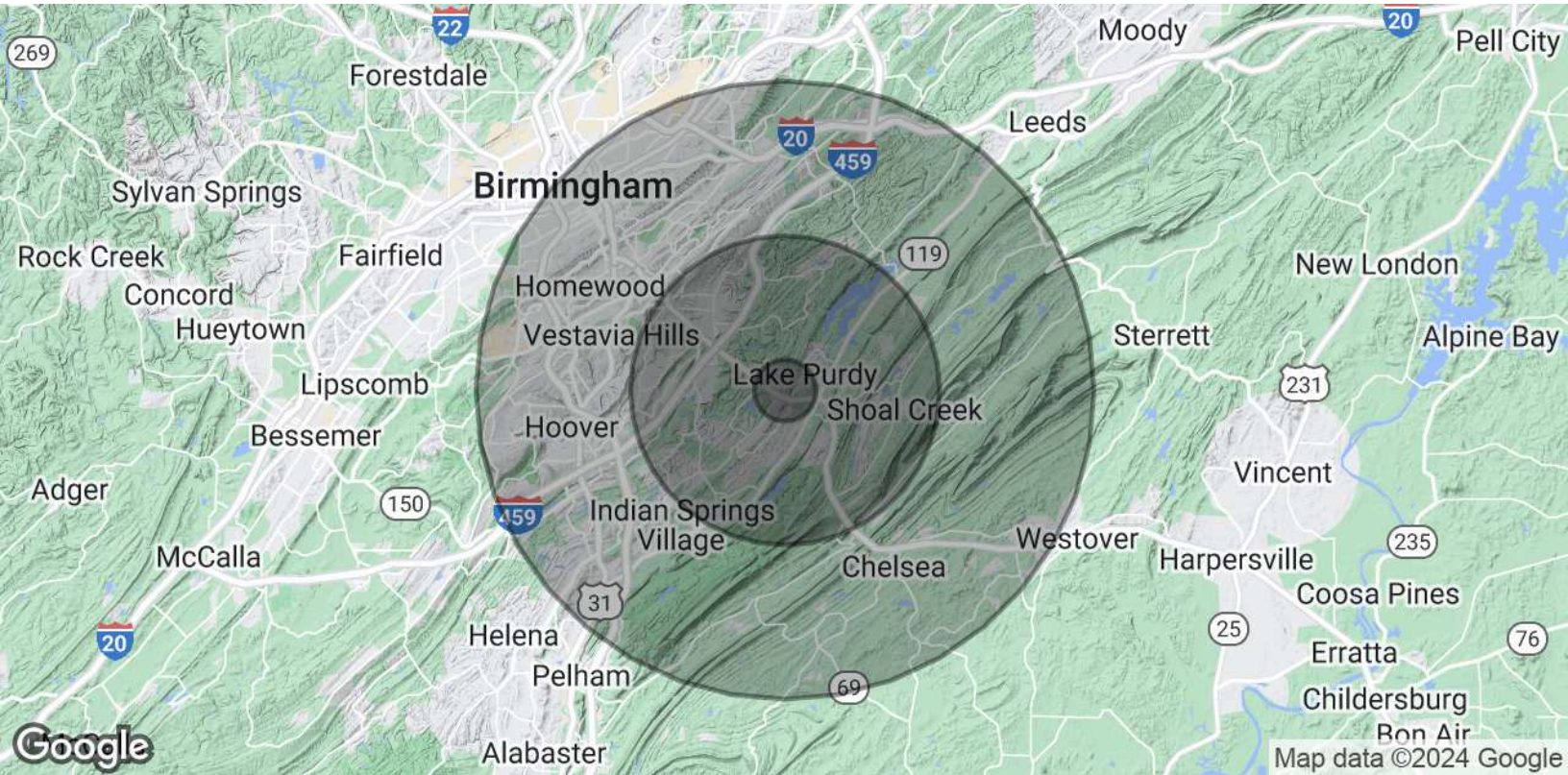
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Population	1 Mile	5 Miles	10 Miles
Total Population	7,655	80,786	320,082
Average Age	37.9	42.2	38.5
Average Age (Male)	38.1	42.0	37.1
Average Age (Female)	39.2	42.7	39.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,200	36,994	151,465
# of Persons per HH	1.8	2.2	2.1
Average HH Income	\$81,503	\$122,266	\$96,662
Average House Value	\$189,675	\$349,291	\$294,605

2020 American Community Survey (ACS)

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Google

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