

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$489,000
Building Size:	29,249 SF
Lot Size:	15.9 Acres
Price / SF:	\$16.72
Year Built:	1943
Zoning:	M-3

PROPERTY OVERVIEW

3601 Birmingham Highway is a 29,249 SF warehouse, zoned M-3 and situated on 15.9 acres. 1,505' of frontage overlooking Birmingham Highway where 2022 ALDOT traffic counts were 22,442 daily. This property is located in a Qualified Opportunity Zone and features large open spaces ideal for inventory or equipment, restrooms, TWO 8' x 10' roll-up doors, and ONE 1,200 SF office. For more information or to schedule your showing contact Mickey Phillips at 334-312-1100.

LOCATION OVERVIEW

6 miles to Northern Blvd.
7.5 miles to I-65
10 miles to I-85
11.1 miles to US Hwy. 231
11.3 miles to Hwy. 331
18.3 miles to Pike Rd.

PROPERTY HIGHLIGHTS

- 1,505 feet of frontage overlooking Birmingham Highway
- Excellent location with high visibility
- 15.9 acres & warehouse
- High traffic counts

3601 BIRMINGHAM HWY. - 29,249 SF WAREHOUSE & 15.9 ACRES | INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS



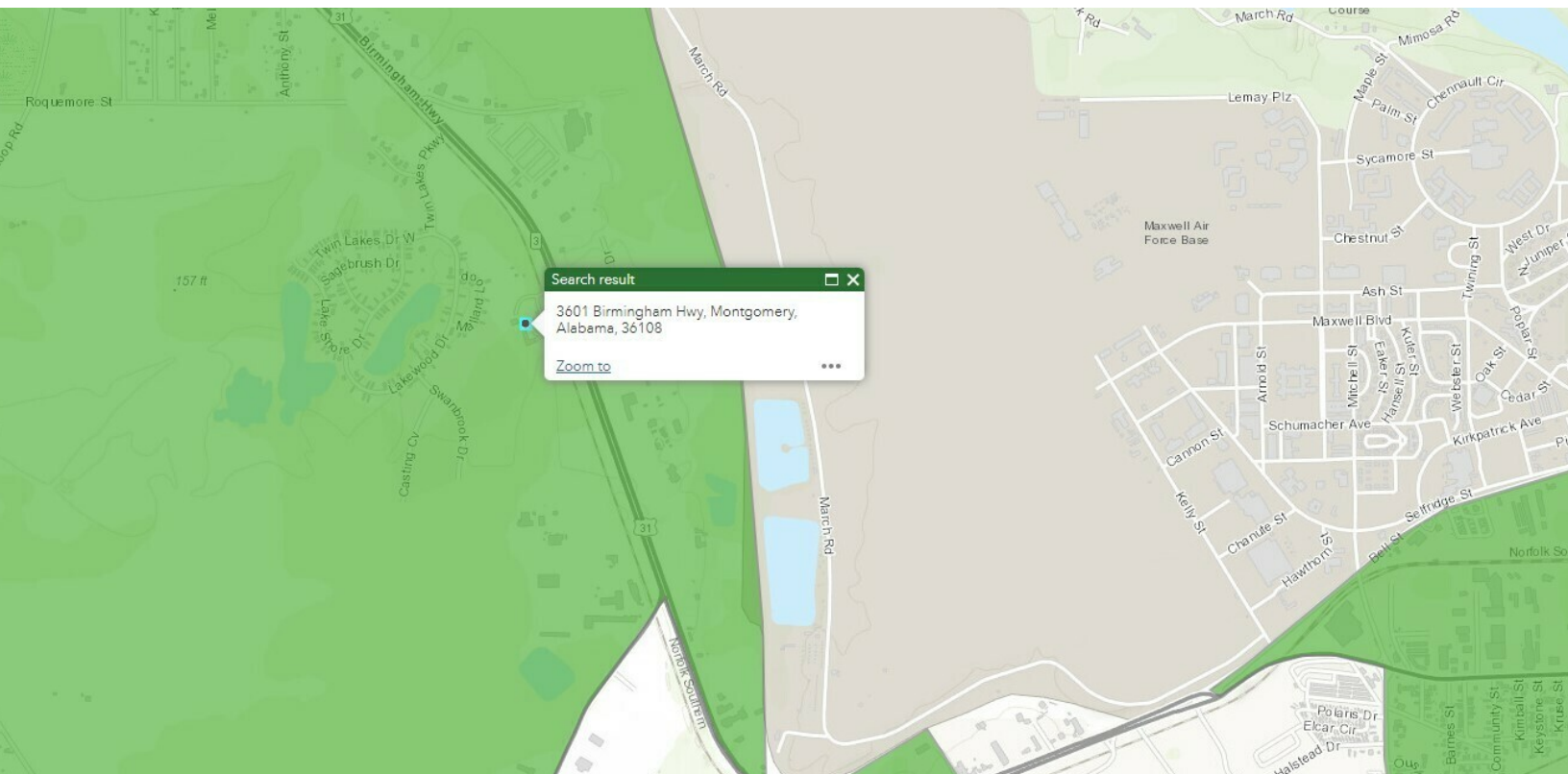
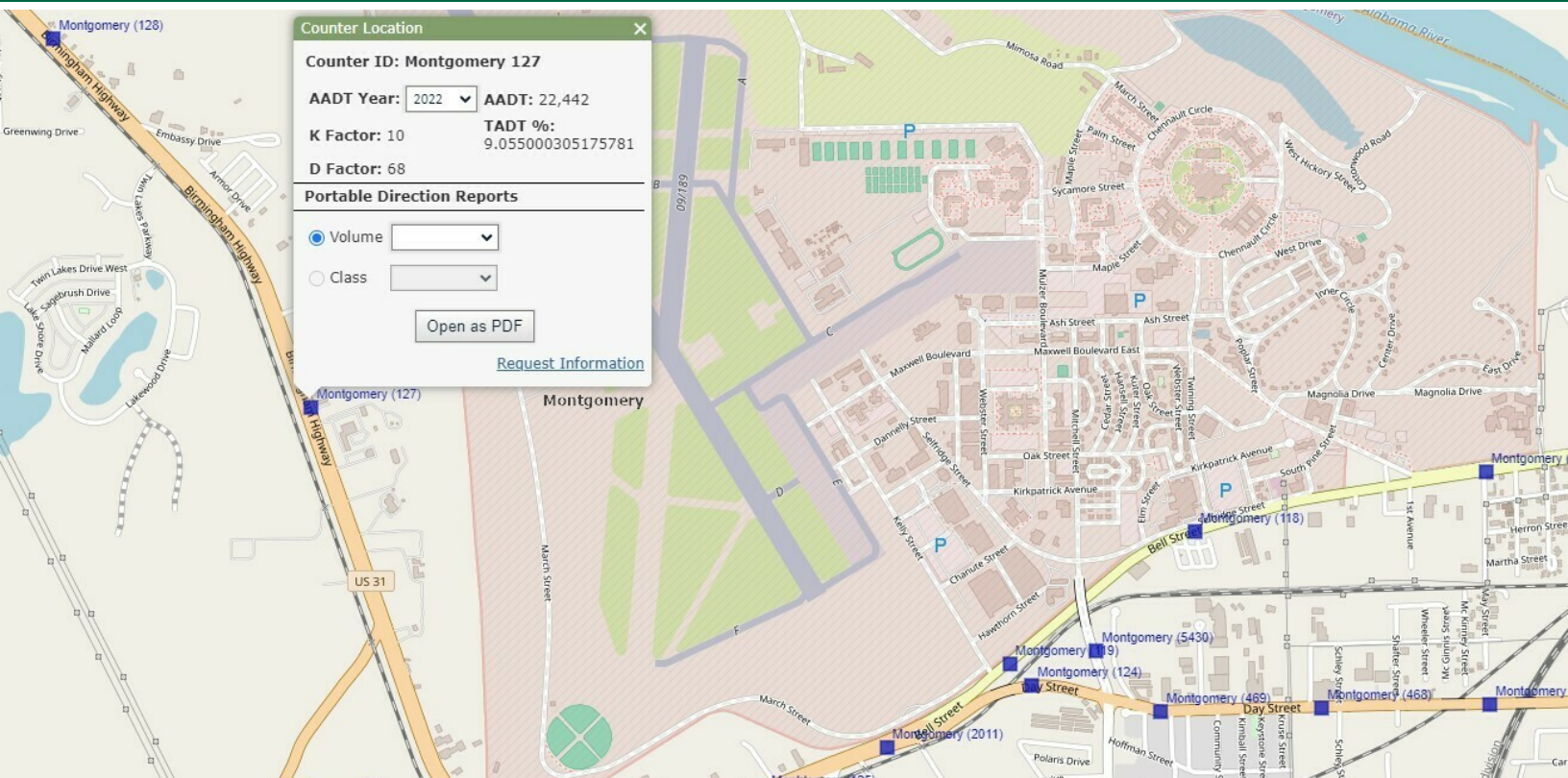
PAUL HODGES
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334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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ZONING & TRAFFIC DATA



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AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

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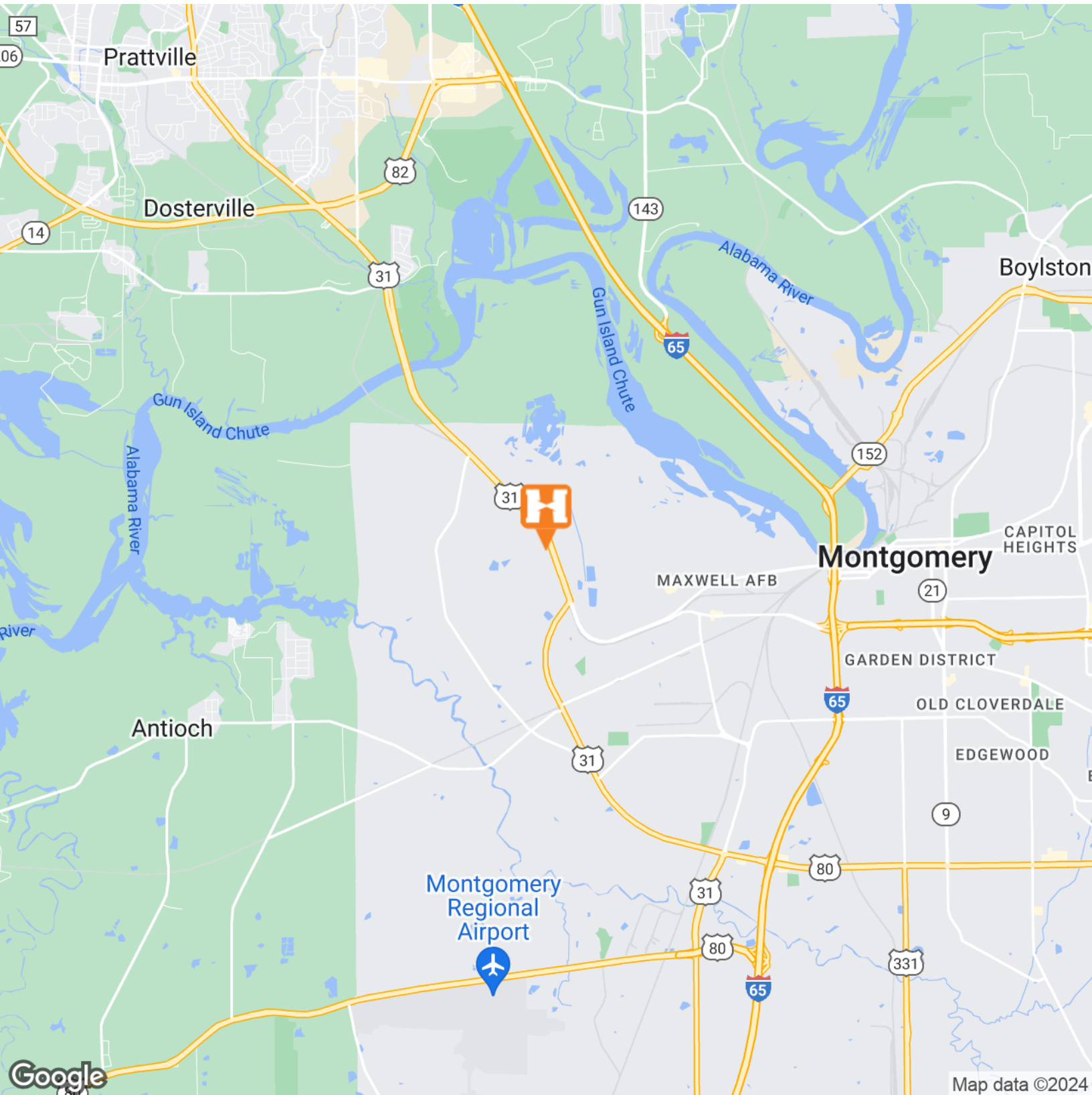
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LOCATION MAP



Hodges
Commercial Real Estate



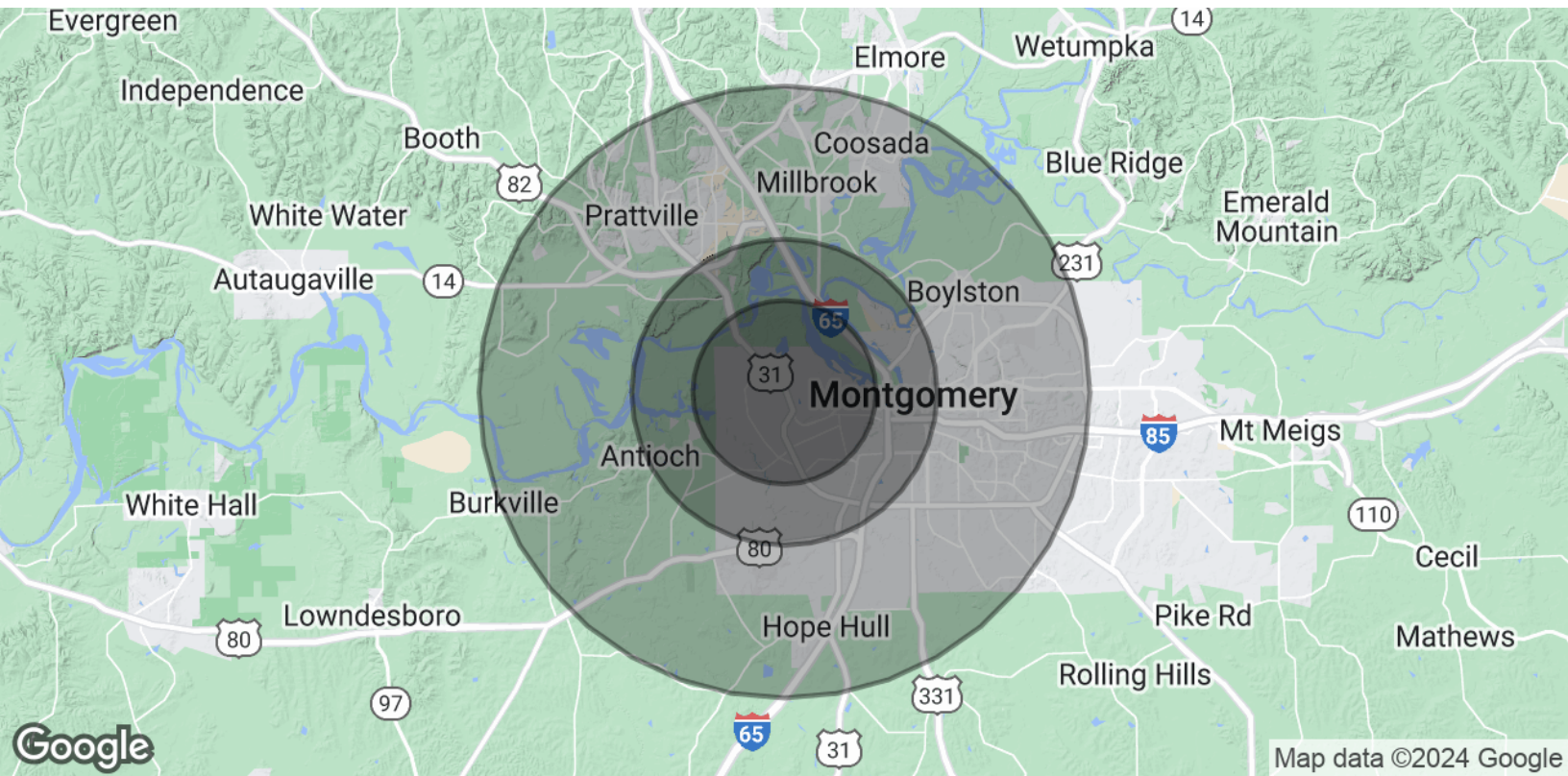
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	6,851	30,293	186,222
Average Age	36.7	40.6	37.5
Average Age (Male)	34.8	36.9	34.4
Average Age (Female)	38.2	43.0	39.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,674	15,729	86,262
# of Persons per HH	2.6	1.9	2.2
Average HH Income	\$38,381	\$36,181	\$54,121
Average House Value	\$79,750	\$95,145	\$117,398

* Demographic data derived from 2020 ACS - US Census