

# 613 CAHABA VALLEY ROAD

FOR LEASE

PRIME SIGNALIZED FRONTAGE IN BIRMINGHAM MSA

## DETAILS

Address	613 Cahaba Valley Road
Market	Pelham, Alabama
Use	QSR or Fast Casual
Size	2,582sf available
Delivery	Spring 2022
Traffic Count	33,840 VPD on Cahaba Valley Road
Description	Former restaurant with drive-thru Signalized intersection Strong I-65 exit

## DEMOGRAPHICS

	3 miles	5 miles	10 minutes
Population	31,772	83,786	42,112
Avg HH Income	\$89,853	\$102,030	\$89,823
Employees	2,293	5,104	2,922



**85,815** VPD  
AT CAHABA VALLEY



DEVELOPMENT GROUP

 INCOMES  
**\$102K**

 TRAFFIC  
**33,840**

## MARKET QSR'S INCLUDE



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FOR MORE INFORMATION, PLEASE CONTACT

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## MCBRIDE REAL ESTATE, LLC

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The logo for D&G Development Group, featuring the letters 'D&G' in a bold, serif font.

DEVELOPMENT GROUP

The logo for McBride Real Estate, featuring a large, stylized letter 'M'.

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