

0.36 ACRES FOR SALE OR GROUND LEASE

# 3116 TIMBERLAKE DRIVE

3116 TIMBERLAKE DRIVE, VESTAVIA HILLS, AL 35243

FOR SALE/GROUND LEASE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030

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PROPERTY PHOTOS

**HOUSE IS TENANT-OCCUPIED. PLEASE DO NOT DISTURB TENANT.**

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**CALL FOR PRICING**

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com

205.823.3070

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1841 Montclair Lane, Suite 102

Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com

205.823.3080



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AERIAL



## QUICK FACTS

- Located in one of Vestavia's fastest growing submarkets
- Nearby Grandview Medical Campus – ideal for medical use
- Close access to I-459 and US-280
- Publix and Life Time Fitness are across the street
- 16,000 VPD on Acton Road

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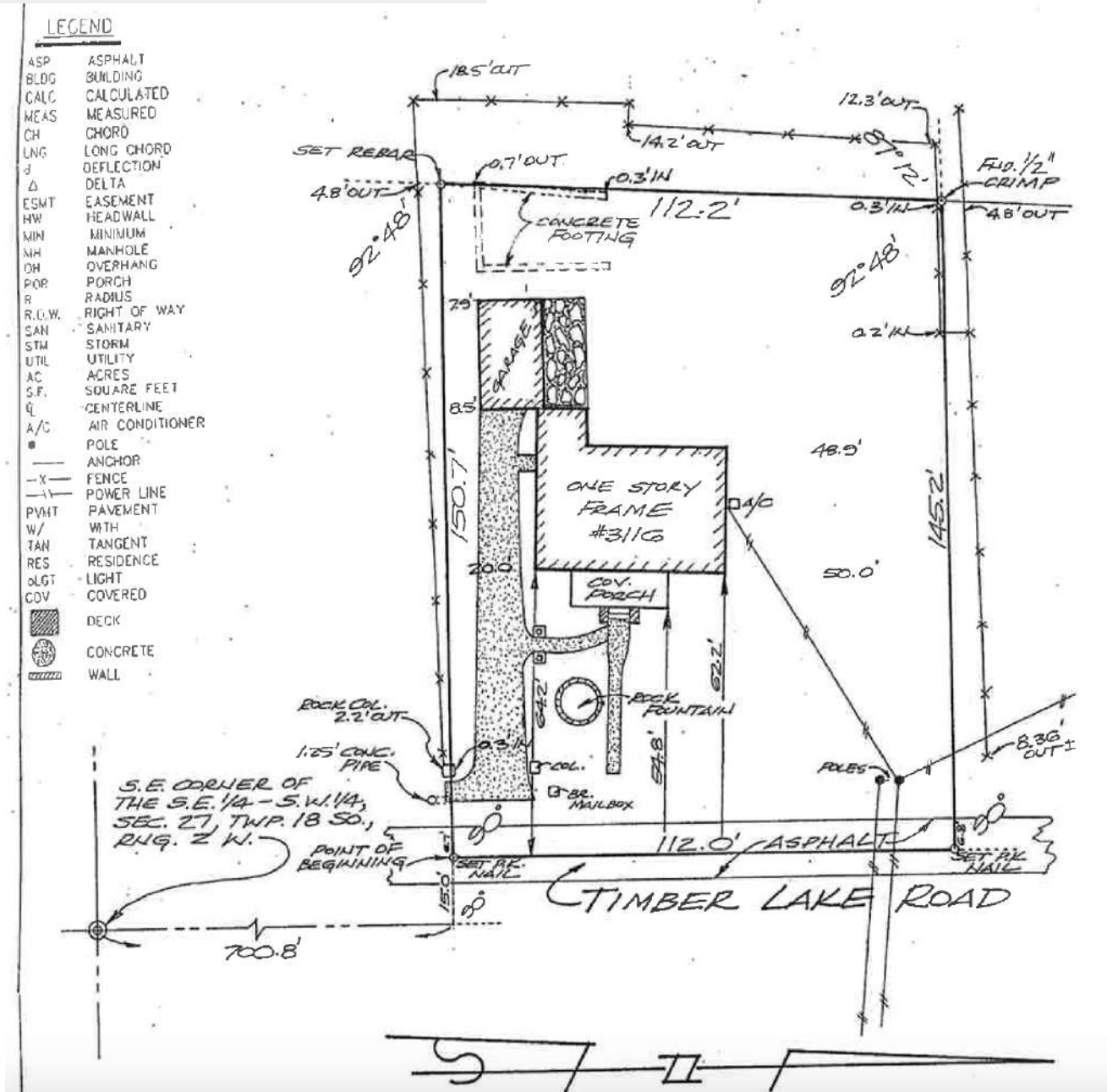


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## SITE PLAN AND AVAILABLE SPACES



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,221	36,857	111,562
2010 Population	3,812	42,599	125,399
2019 Population	5,017	46,957	134,744
2024 Population	5,548	49,404	139,582
2000-2010 Annual Rate	1.70%	1.46%	1.18%
2010-2019 Annual Rate	3.01%	1.06%	0.78%
2019-2024 Annual Rate	2.03%	1.02%	0.71%
2019 Male Population	47.9%	48.3%	48.1%
2019 Female Population	52.1%	51.7%	51.9%
2019 Median Age	38.1	39.6	38.0
	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	24.7%	23.3%	21.4%
<b>Median Household Income</b>			
2019 Median Household Income	\$69,732	\$79,156	\$82,389
2024 Median Household Income	\$79,140	\$87,399	\$91,111
2019-2024 Annual Rate	2.56%	2.00%	2.03%
<b>Average Household Income</b>			
2019 Average Household Income	\$104,317	\$120,969	\$124,484
2024 Average Household Income	\$116,544	\$132,143	\$136,206
2019-2024 Annual Rate	2.24%	1.78%	1.82%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$50,190	\$54,181	\$51,738
2024 Per Capita Income	\$55,881	\$59,202	\$56,541
2019-2024 Annual Rate	2.17%	1.79%	1.79%

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