



EEP BUILDING

1108 E Park Drive, Birmingham, AL 35235



AVAILABILITY

BUILDING SIZE:
3,216 SF (0.45 Acres)

PRICING:
CALL FOR PRICING

CONTACT

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PROPERTY OVERVIEW

- Rare opportunity to acquire a freestanding building on Birmingham's busy Highway 11 corridor.
- The property features excellent visibility, easy access, and abundant parking.
- Located among a strong lineup of established retailers and service providers that drive daily customer traffic.
- Well-suited for retail, medical, office, or service-oriented users.

TRAFFIC COUNTS

Gadsden HWY 17,158 VPD

SURROUNDING TENANTS



EEP Building

1108 E Park Drive, Birmingham, AL 35235

FOR SALE



EEP Building

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FOR SALE



WATCH VIDEO

Interior Tour Video

Executive Summary

1108 E Park Dr, Birmingham, Alabama, 35235

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	4,331	37,317	102,710
2020 Male Population	45.5%	46.1%	46.1%
2020 Female Population	54.5%	53.9%	53.9%
2026 Population	4,194	36,258	100,236
2026 Male Population	46.2%	46.7%	46.7%
2026 Female Population	53.8%	53.3%	53.3%
2031 Population	4,107	35,582	98,566
2031 Male Population	46.4%	46.5%	46.5%
2031 Female Population	53.6%	53.5%	53.5%
2010-2020 Annual Rate	0.37%	-0.13%	0.03%
2020-2026 Annual Rate	-0.51%	-0.46%	-0.39%
2026-2031 Annual Rate	-0.42%	-0.38%	-0.34%

In the identified area, the current year population is **100,236**. In 2020, the Census count in the area was **102,710**. The rate of change since 2020 was **-0.39%** annually. The five-year projection for the population in the area is **98,566** representing a change of **-0.34%** annually from 2026 to 2031. Currently, the population is **46.7%** male and **53.3%** female.

Median Age

2026 Median Age	41.7	39.1	39.1
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The median age in this area is **39.1**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	26.9%	19.9%	28.5%
2026 Black Alone	65.2%	69.9%	61.5%
2026 American Indian Alone	0.5%	0.6%	0.5%
2026 Asian Alone	0.4%	0.6%	0.9%
2026 Pacific Islander Alone	0.0%	0.0%	0.1%
2026 Some Other Race Alone	3.1%	4.9%	4.3%
2026 Two or More Races	3.9%	4.0%	4.4%
2026 Hispanic Origin	5.4%	8.2%	7.2%
2026 Diversity Index	55.2	54.8	59.9

Persons of Hispanic origin represent **7.2%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **59.9** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1108 E Park Dr, Birmingham, Alabama, 35235 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	88	59	63
2010 Total Households	1,763	14,676	39,977
2020 Total Households	1,749	14,298	40,220
2026 Total Households	1,691	13,930	39,562
2031 Total Households	1,660	13,735	39,148
2010-2020 Annual Rate	-0.08%	-0.26%	0.06%
2020-2026 Annual Rate	-0.54%	-0.42%	-0.26%
2026-2031 Annual Rate	-0.37%	-0.28%	-0.21%
2026 Average Household Size	2.42	2.55	2.47

The household count in this area has changed from **40,220** in 2020 to **39,562** in the current year, a change of **-0.26%** annually. The five-year projection of households is **39,148**, a change of **-0.21%** annually from the current year total. Average household size is currently **2.47**, compared to **2.50** in the year 2020. The number of families in the current year is **25,106** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	13.9%	17.2%	18.7%
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Median Household Income

2026 Median Household Income	\$78,550	\$60,880	\$63,503
2031 Median Household Income	\$86,484	\$70,883	\$73,594
2026-2031 Annual Rate	1.94%	3.09%	2.99%

Average Household Income

2026 Average Household Income	\$108,164	\$79,048	\$83,906
2031 Average Household Income	\$131,462	\$93,544	\$98,423
2026-2031 Annual Rate	3.98%	3.42%	3.24%

Per Capita Income

2026 Per Capita Income	\$44,278	\$30,850	\$33,475
2031 Per Capita Income	\$53,752	\$36,632	\$39,456
2026-2031 Annual Rate	3.95%	3.50%	3.34%

Income Equality

2026 Gini Index	44.1	44.0	45.4
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