FORMER STARBUCKS | LIBERTY PARK

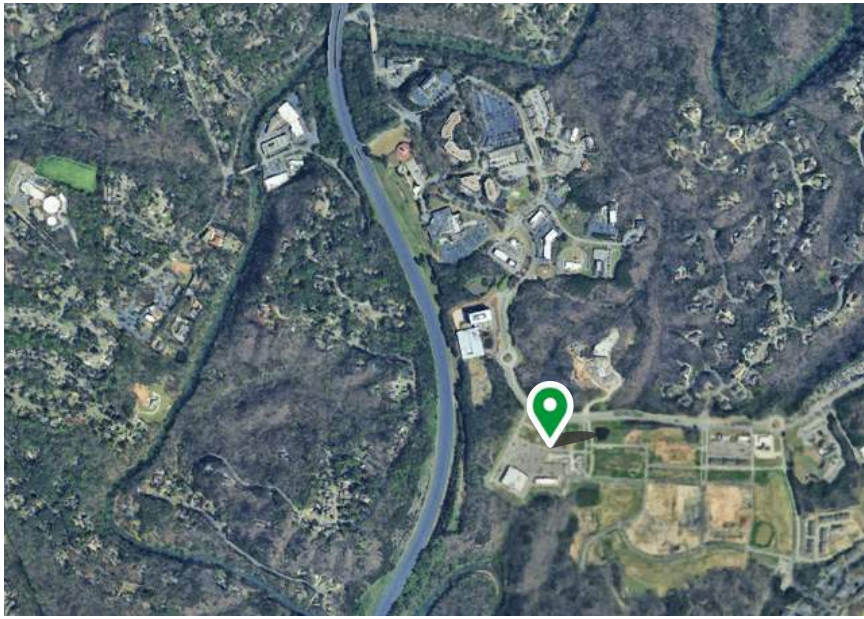
3186 Rush Street, Vestavia Hills, AL 35242

The Retail Companies

Former Starbucks | Liberty Parkway

3186 Rush Street, Vestavia Hills, AL 35242

FOR LEASE



AVAILABILITY

BUILDING SIZE:
+/- 2,560 SF

PRICING:
CALL FOR PRICING

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PROPERTY OVERVIEW

- +/- 2,560 sf freestanding former Starbucks
- Existing drive-thru configuration
- Outdoor seating/patio capability
- Outparcel positioning adjacent to the Publix-anchored Marketplace at the Bray
- Located within Liberty Park / The Bray, a major master-planned mixed-use community
- Convenient access to Liberty Parkway and I-459
- Marketplace at the Bray is Publix-anchored and part of The Bray at Liberty Park, described by the center's ownership as a 700-acre, $850 million master-planned community planned for more than 1,800 residential units and a 100-acre town center.

TRAFFIC COUNTS

Liberty Parkway	11,161 VPD

SURROUNDING TENANTS

Publix
Chevron
DQ
morningstar STORAGE
tazikis MEDITERRANEAN CAFE
ANYTIME FITNESS
Planet Smoothie
COMMUNITY BANK
Hilton Garden Inn

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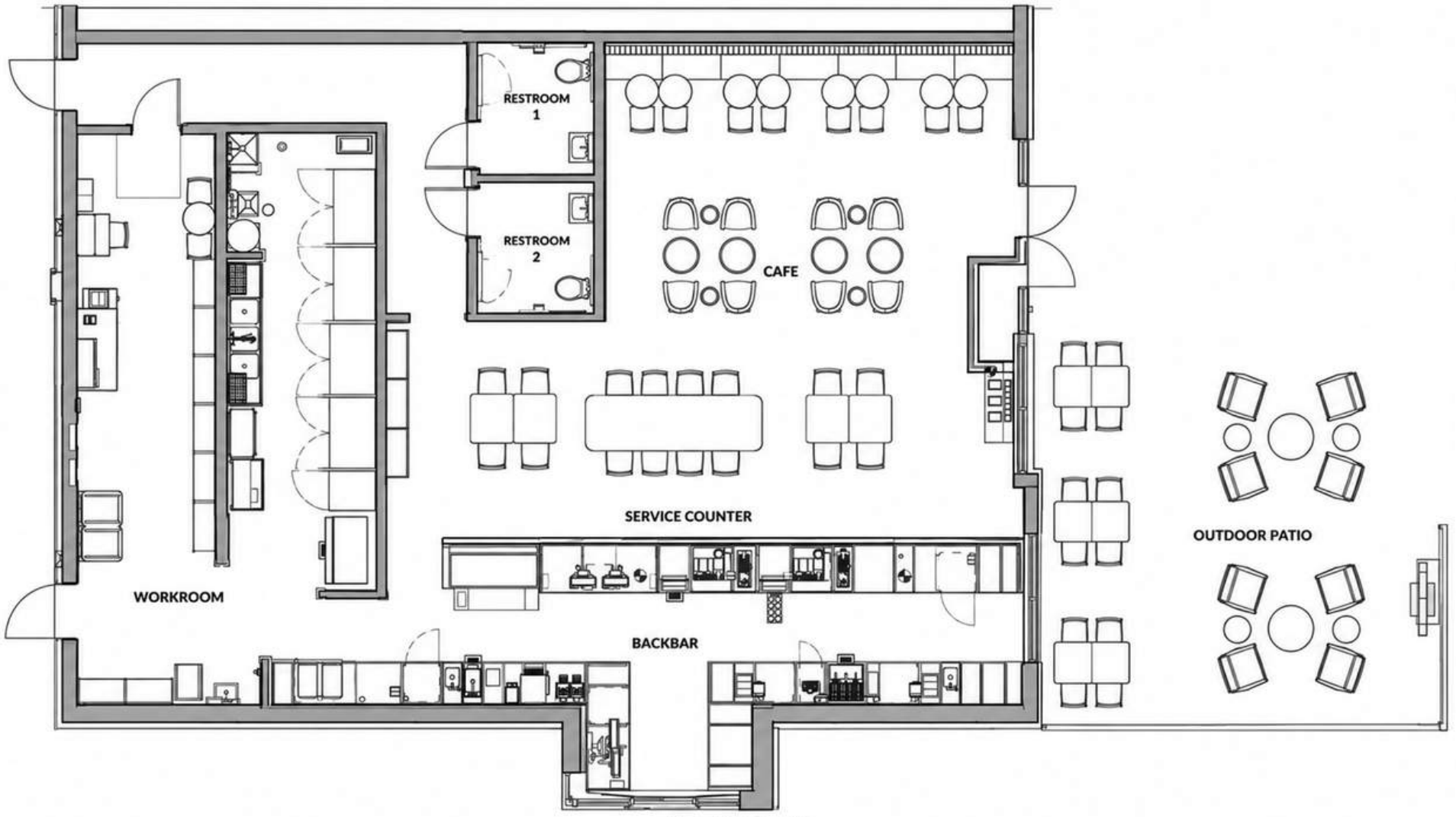

FLOOR PLAN

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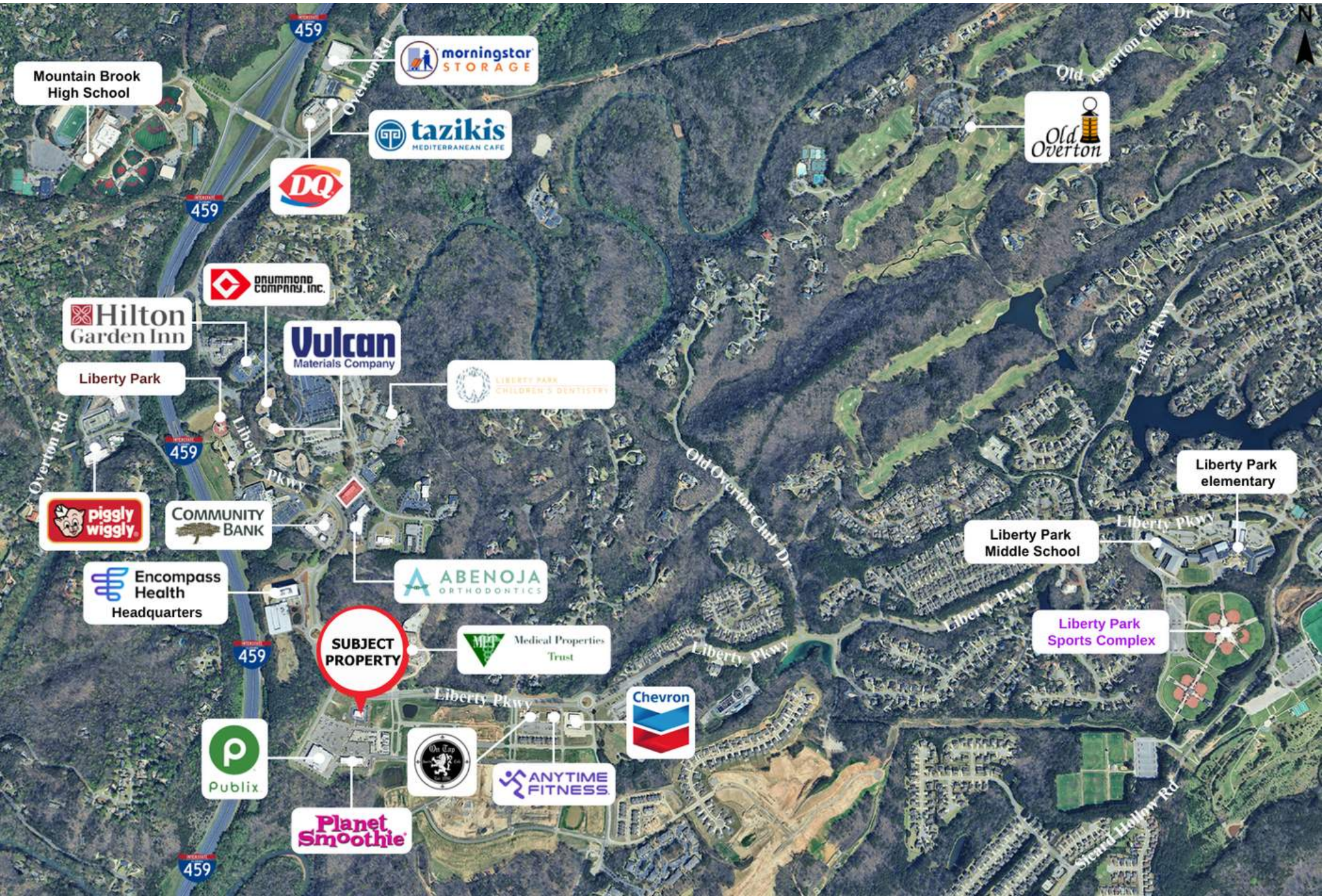

Executive Summary

3186 Rush St, Vestavia, Alabama, 35242

Rings: 1, 3, 5 mile radii

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Population	1 mile	3 miles	5 miles
2020 Population	1,634	30,177	106,782
2020 Male Population	48.4%	47.7%	47.2%
2020 Female Population	51.6%	52.3%	52.8%
2026 Population	1,679	31,618	110,945
2026 Male Population	49.2%	48.5%	47.8%
2026 Female Population	50.8%	51.5%	52.2%
2031 Population	1,916	32,371	112,214
2031 Male Population	49.0%	48.4%	47.6%
2031 Female Population	51.0%	51.6%	52.4%
2010-2020 Annual Rate	2.26%	1.61%	1.31%
2020-2026 Annual Rate	0.44%	0.75%	0.61%
2026-2031 Annual Rate	2.68%	0.47%	0.23%

In the identified area, the current year population is **110,945**. In 2020, the Census count in the area was **106,782**. The rate of change since 2020 was **0.61%** annually. The five-year projection for the population in the area is **112,214** representing a change of **0.23%** annually from 2026 to 2031. Currently, the population is **47.8%** male and **52.2%** female.

Median Age			
2026 Median Age	42.6	39.1	39.4

The median age in this area is **39.4**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	79.0%	82.2%	77.0%
2026 Black Alone	8.2%	7.1%	12.5%
2026 American Indian Alone	0.2%	0.2%	0.2%
2026 Asian Alone	4.0%	3.7%	3.3%
2026 Pacific Islander Alone	0.2%	0.0%	0.0%
2026 Some Other Race Alone	1.7%	1.5%	1.6%
2026 Two or More Races	6.5%	5.4%	5.3%
2026 Hispanic Origin	5.2%	4.2%	4.2%
2026 Diversity Index	42.5	37.1	43.6

Persons of Hispanic origin represent **4.2%** 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 **43.6** 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 | 3186 Rush St, Vestavia, Alabama, 35242 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	215	200	169
2010 Total Households	538	10,532	41,296
2020 Total Households	701	12,229	46,747
2026 Total Households	736	12,878	48,707
2031 Total Households	854	13,298	49,681
2010-2020 Annual Rate	2.68%	1.51%	1.25%
2020-2026 Annual Rate	0.78%	0.83%	0.66%
2026-2031 Annual Rate	3.02%	0.64%	0.40%
2026 Average Household Size	2.24	2.45	2.23

The household count in this area has changed from **46,747** in 2020 to **48,707** in the current year, a change of **0.66%** annually. The five-year projection of households is **49,681**, a change of **0.40%** annually from the current year total. Average household size is currently **2.23**, compared to **2.24** in the year 2020. The number of families in the current year is **28,597** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	18.7%	23.5%	24.3%

Median Household Income			
2026 Median Household Income	$161,425	$144,137	$123,645
2031 Median Household Income	$211,847	$173,679	$148,572
2026-2031 Annual Rate	5.59%	3.80%	3.74%

Average Household Income			
2026 Average Household Income	$235,698	$217,946	$189,693
2031 Average Household Income	$270,311	$250,698	$217,470
2026-2031 Annual Rate	2.78%	2.84%	2.77%

Per Capita Income			
2026 Per Capita Income	$96,030	$90,008	$83,063
2031 Per Capita Income	$111,996	$104,381	$95,963
2026-2031 Annual Rate	3.12%	3.01%	2.93%

Income Equality			
2026 Gini Index	42.6	44.4	46.2

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