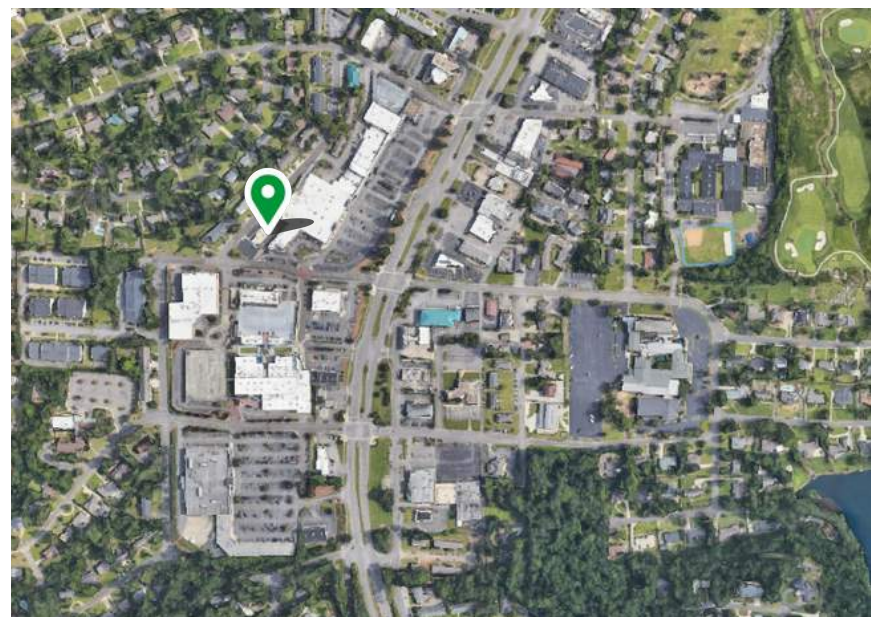




VESTAVIA OFFICE

1841 MONTCLAIRE LANE | BIRMINGHAM, AL 35216





AVAILABILITY

SMALL SHOPS:
900 - 4,266 SF

CONTACT

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PROPERTY OVERVIEW

- Professional office space in the heart of Vestavia Hills
- Up to ±4,266 SF across adjoining office suites
- Exterior Building Signage Available
- Surface Parking - super easy
- Existing layout includes private offices and a large conference room
- Suitable for professional offices, medical, administrative headquarters, or nonprofit organizations
- Amenities like Publix, Chick Fil A, Taco Mama, Davenports Pizza, Panera, Starbucks, Planet Fitness, & more are within walking distance

TRAFFIC COUNTS

HWY 31

38,424 VPD

SURROUNDING TENANTS

Walmart 
Neighborhood Market

**planet
fitness**


DOLLAR TREE



Chick-fil-A

Panera
BREAD®

SUPERCUTS®



The UPS Store 

Vestavia Office

1841 Montclair Lane | Birmingham, AL 35216

FOR LEASE



Vestavia Office

1841 Montclair Lane | Birmingham, AL 35216

FOR LEASE



Executive Summary

1841 Montclair Ln, Vestavia Hills, Alabama, 35216

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	6,995	68,197	180,065
2020 Male Population	46.3%	46.7%	46.8%
2020 Female Population	53.7%	53.3%	53.2%
2026 Population	6,993	68,810	184,146
2026 Male Population	47.0%	47.5%	47.7%
2026 Female Population	53.0%	52.5%	52.3%
2031 Population	6,918	69,221	184,843
2031 Male Population	46.8%	47.5%	47.6%
2031 Female Population	53.2%	52.5%	52.4%
2010-2020 Annual Rate	1.20%	0.54%	0.60%
2020-2026 Annual Rate	0.00%	0.14%	0.36%
2026-2031 Annual Rate	-0.22%	0.12%	0.08%

In the identified area, the current year population is **184,146**. In 2020, the Census count in the area was **180,065**. The rate of change since 2020 was **0.36%** annually. The five-year projection for the population in the area is **184,843** representing a change of **0.08%** annually from 2026 to 2031. Currently, the population is **47.7%** male and **52.3%** female.

Median Age

2026 Median Age	40.2	35.7	35.8
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The median age in this area is **35.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	88.4%	72.5%	63.4%
2026 Black Alone	2.8%	15.3%	24.1%
2026 American Indian Alone	0.1%	0.3%	0.3%
2026 Asian Alone	3.7%	4.2%	4.2%
2026 Pacific Islander Alone	0.0%	0.0%	0.1%
2026 Some Other Race Alone	0.8%	2.2%	2.5%
2026 Two or More Races	4.2%	5.6%	5.5%
2026 Hispanic Origin	3.3%	5.5%	5.7%
2026 Diversity Index	26.4	50.3	58.5

Persons of Hispanic origin represent **5.7%** 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 **58.5** 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 | 1841 Montclair Ln, Vestavia Hills, Alabama, 35216 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	202	156	121
2010 Total Households	2,731	27,210	74,040
2020 Total Households	2,727	27,442	79,130
2026 Total Households	2,688	27,694	81,501
2031 Total Households	2,662	27,975	82,444
2010-2020 Annual Rate	-0.01%	0.08%	0.67%
2020-2026 Annual Rate	-0.23%	0.15%	0.47%
2026-2031 Annual Rate	-0.19%	0.20%	0.23%
2026 Average Household Size	2.46	2.35	2.14

The household count in this area has changed from **79,130** in 2020 to **81,501** in the current year, a change of **0.47%** annually. The five-year projection of households is **82,444**, a change of **0.23%** annually from the current year total. Average household size is currently **2.14**, compared to **2.18** in the year 2020. The number of families in the current year is **41,866** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	23.5%	26.6%	29.4%
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Median Household Income

2026 Median Household Income	\$149,500	\$114,733	\$87,113
2031 Median Household Income	\$182,682	\$142,937	\$104,940
2026-2031 Annual Rate	4.09%	4.49%	3.79%

Average Household Income

2026 Average Household Income	\$216,793	\$181,401	\$146,194
2031 Average Household Income	\$253,759	\$212,430	\$170,398
2026-2031 Annual Rate	3.20%	3.21%	3.11%

Per Capita Income

2026 Per Capita Income	\$83,159	\$72,947	\$64,929
2031 Per Capita Income	\$97,390	\$85,743	\$76,222
2026-2031 Annual Rate	3.21%	3.29%	3.26%

Income Equality

2026 Gini Index	46.1	48.8	51.4
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 **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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