

FOR LEASE

1030 Montgomery Hwy

Montgomery Highway (US 31) · Vestavia Hills, Alabama

±2.0 AC	±9,585 SF	33,700	Call
SIGNALIZED ACCESS	EXISTING BUILDING	VPD US 31	FOR RATE

THE OPPORTUNITY

- Freestanding former restaurant on ±2.0 acres; excellent visibility and signalized access
- Ground lease or building lease — reuse the building or redevelop the pad; zoned B-2
- Heart of the US 31 retail spine, bookended by Publix-anchored City Center and Walmart Neighborhood Market
- Affluent, best-in-market demographics

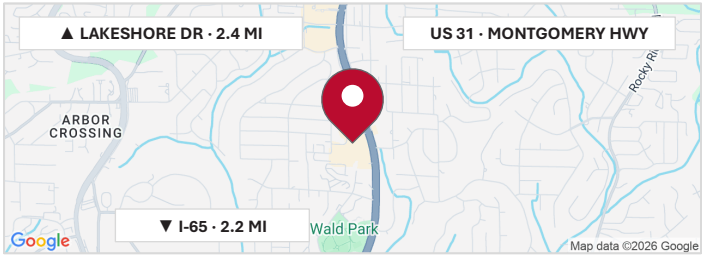
AGENT

Miller Terry
(205) 795-4735
mterry@barbercompanies.com

TRADE AREA

	1 mi	3 mi	5 mi
Population	8,768	69,261	175,747
Households	2,848	26,029	75,541
Median HH Income	$141,947	$93,934	$78,880

Source: U.S. Census ACS 5-Year (2024)



Information deemed reliable, but not guaranteed.

1030 Montgomery Hwy

Vestavia Hills, Alabama · ±2.0 acres · ±9,585 SF freestanding building · 177 parking spaces









Approximate parcel boundary shown in red · not a survey

Barber Companies

27 Inverness Center Parkway, Birmingham, AL 35242 · (205) 995-9119
www.barbercompanies.com

Information deemed reliable, but not guaranteed.