

FOR SALE

**RetailNet**  
REAL ESTATE

BIRMINGHAM, AL

Former *Walgreens* #11469

±1.77 AC | ±14,245 SF | MU-M | \$1.65MM

9325 PARKWAY E

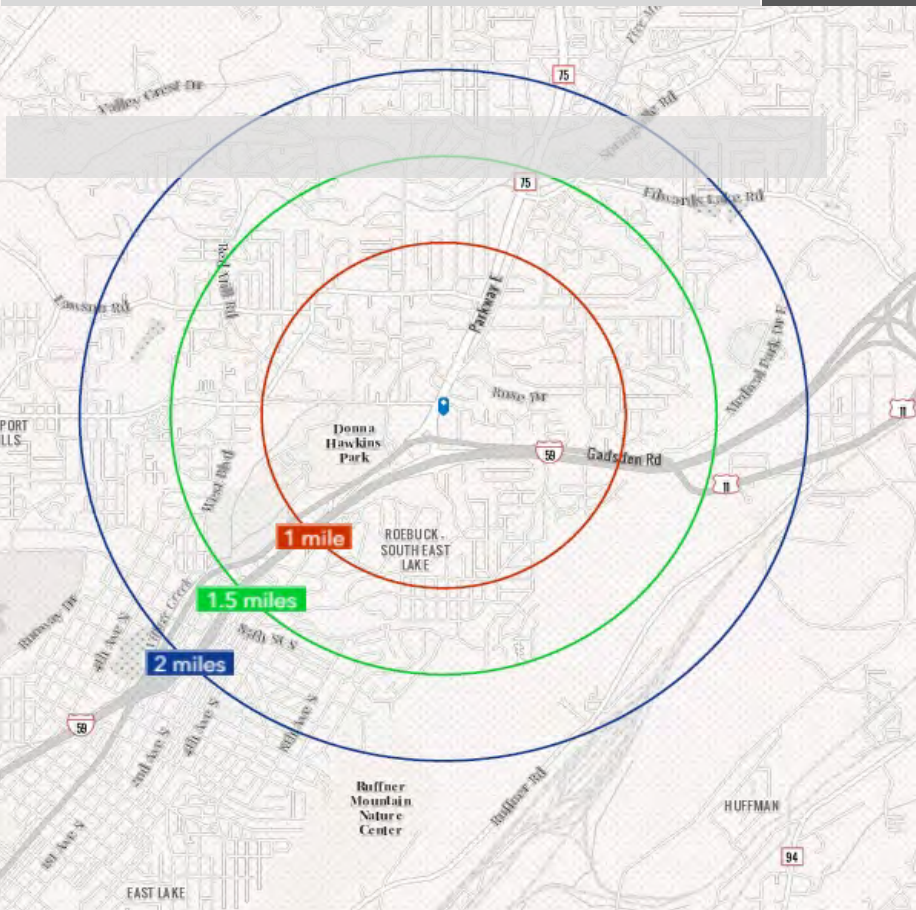


## Property Overview

- **Offering Price.** \$1,650,000 (±\$115 psf)
- **Delivery.** 'As-Is', Vacant (FF&E not included)
- **Property.** ±1.77 AC
- **Building.** ±14,245 SF + DT
- **Signage.** Pylon w/ electronic reader + building
- **Yr Built.** 2008
- **Parcel ID.** 2300011003001000
- **Access.** RI/RO on E Parkway & FI/FO on Medford Rd
- **Zoning.** MU-M, City of Birmingham
- **Prohibited Uses.** Pharmacy, restaurant deriving 25% or more of its gross sales from the sale of chicken, Starbucks or incidental sale of Starbucks branded products.

## Location Overview

- **Convenient Location.** ± 0.25 mile to I-59
- **High Traffic Counts.** >50K VPD
- **Nearby Retailers.** Include Walmart, YMCA, Chick-fil-A, Hardee's, Arby's CVS, McDonald's, O'Reilly, Wells Fargo, Circle K, Shell, Chevron



'25 Estimates	1 Mile	1.5 Mile	2 Miles
Population	5,460	12,432	20,521
Households	2,143	4,831	7,990
Avg. HH Inc.	\$82,300	\$78,867	\$73,241
Parkway E – Daily Traffic Count Estimate			50,950 VPD
Red Lane Rd – Daily Traffic Count Estimate			9,660 VPD























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# TERMS

OFFERING PRICE \$1,650,000

DELIVERY Vacant (FF&E not included)

TERMS 'As-Is', No Financing Contingency

DEED RESTRICTION Pharmacy, restaurant deriving 25% or more of its gross sales from the sale of chicken, Starbucks or incidental sale of Starbucks branded products.

OFFERS EVALUATED AS RECEIVED

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

# CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 listings@retailnetrealestate.com

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INVESTMENT OFFERING

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