



CRAWFORD SQUARE  
REAL ESTATE ADVISORS

Heroes Martial Arts  
Academy Trussville



# LAND FOR SALE

1856 Gadsden Hwy., Birmingham, AL 35235

NEARBY RETAILERS

## PROPERTY HIGHLIGHTS

- 0.4 acres right off Hwy 11
- +/- 30k VPD off Gadsden Hwy
- Zoned C-2 General Commercial, City of Birmingham

## CONTACT

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## DEMOGRAPHICS

POPULATION		HOUSEHOLDS		AVG HH INCOME (\$)	
1 mile	4,730	1 mile	1,825	1 mile	123,688
3 mile	33,929	3 mile	12,945	3 mile	97,414
5 mile	84,753	5 mile	31,896	5 mile	89,568



**SITE**

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

IRONDALE

BIRMINGHAM

CRESTLINE

MOUNTAIN BROOK

OVERTON

HOMEWOOD

THE SUMMIT

VESTAVIA HILLS

LAKE PURDY

SHOAL CREEK

HOOPER

MEADOWBROOK

CHELSEA







tropical CAFE Marble SLAB CREAMERY ORANGE THEORY FITNESS

TRUIST HH

HOBBY LOBBY

chico's Pinnacle at Tutwiler Farm  
 GNC AFFORDABLE DENTURES & IMPLANTS LENS CRAFTERS  
 belk Red Robin claire's LANE BRYANT  
 BEST BUY ZALES KAY JC Penney SHOE DEPT.

9 goodwill Jenny Holzer AspenDental DUNKIN'

COURTYARD

**SITE**

Freddy's STEAKBURGERS

Bojangles

SHERWIN-WILLIAMS

26,662 VPD

64,399 VPD

benefit crumbl cookies FIVE GUYS ALDI  
 Kirklands ULTA petco  
 HomeGoods five BELOW

Olive Garden

RED LOBSTER

PNC

33,959 VPD

HYUNDAI

KIA

Promenade at Tutwiler Farm  
 TJ-maxx RACE ROOM SHOES target HEAD START HAIR CARE  
 Starbucks Academy SPORTS+OUTDOORS CVS pharmacy SportClips  
 Bath & Body Works GAP  
 CAFO AT&T BAM! Kentucky Fried Chicken  
 Durlington AMERICA'S BEST CONTACTS & EYEGLASSES Pizza Hut Arby's Michael's  
 PET SUPPLIES PLUS

FIREHOUSE SUBS

Magnolia Elementary School



*Freddy's*  
STEAKBURGERS

 **BINTELLI**

GOLF CARTS

*Bojangles*

AspenDental

**DUNKIN'**

 **tazikis**  
MEDITERRANEAN CAFE

33,959 VPD



**TAKE 5**  
OIL CHANGE

**Chevron**