

VALLEYDALE MARKETPLACE

2653 Valleydale Road Birmingham, AL 35244



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Valleydale Marketplace is a 64,200 square foot retail center anchored by Walmart Neighborhood Market.

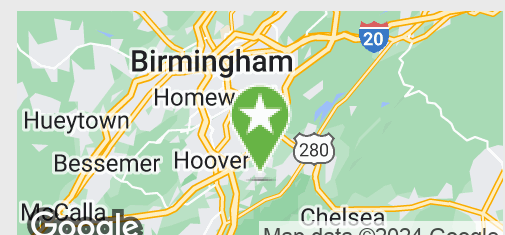
PROPERTY HIGHLIGHTS

- 64,200 Square Foot Center
- Anchored by a 44,000 Square Foot Walmart Neighborhood Market Grocery
- Located in Birmingham at Intersection of Valleydale Road & Caldwell Mill Road
- Very Strong Income Levels in This Trade Area (Average Income Within a 1-Mile Radius is Over \$123,000)
- Located at One of the Busiest Intersections West of State Road 280

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	41,638	111,488
Average HH Income	\$134,254	\$132,876
Businesses	1,319	7,328
Employees	10,967	82,111

TRAFFIC COUNTS

Valleydale Road	11,159
Caldwell Mill Road	16,086



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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WALMART NEIGHBORHOOD MARKET	44,000 SF
US NAILS	1,500 SF
SANPEGGIO'S PIZZA	1,200 SF
BENCHMARK PHYSICAL THERAPY	1,200 SF
DOLLAR TREE	9,100 SF
AVAILABLE	1,200 SF
GLAMAZON SALON	1,200 SF
EL JALISCO	3,200 SF
ALABAMA CREDIT UNION	1,600 SF
TOTAL GLA	64,200 SF

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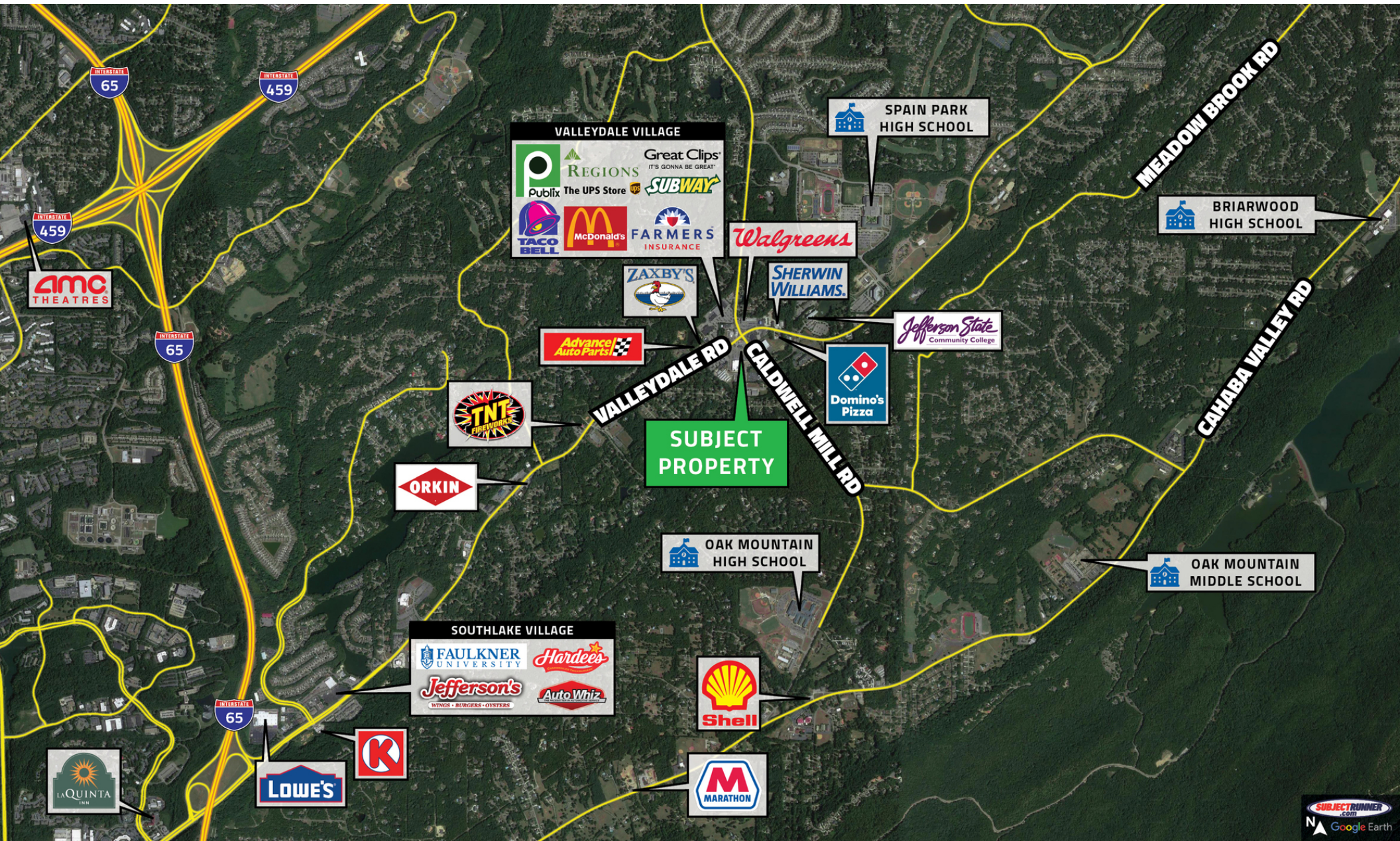


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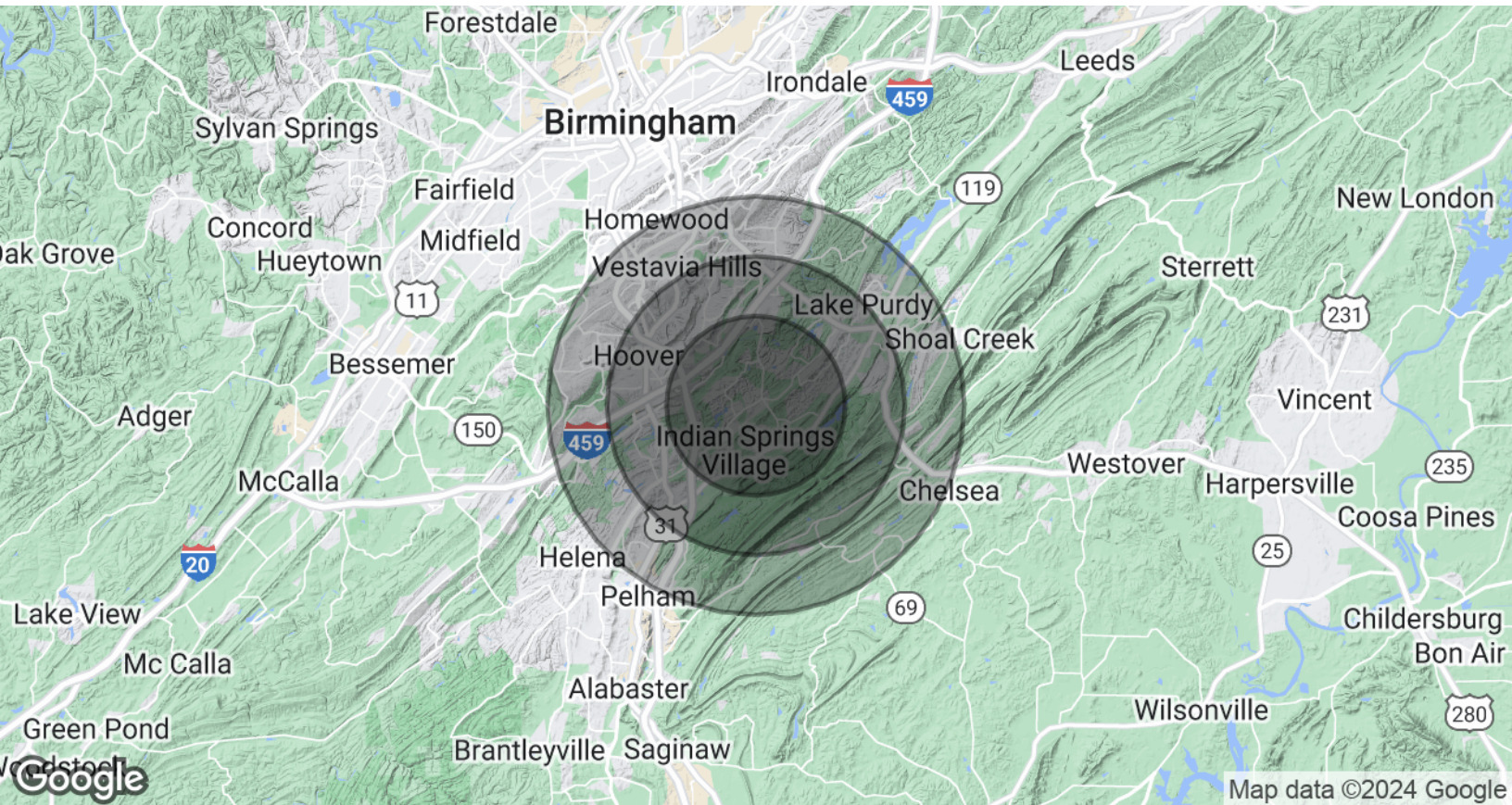


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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	41,638	111,488	202,592
Historical Annual Growth (2010-2020)	0.7%	0.9%	1.0%
Total Households	17,138	47,855	83,698
Median Home Value	\$309,104	\$335,393	\$355,048

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$134,254	\$132,876	\$145,072
Daytime Population (16+ years)	21,637	109,960	182,649
Total Businesses	1,319	7,328	11,464
Total Employees	10,967	82,111	139,929

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