



AVAILABLE

FORMER SALON SPACE FOR LEASE

4317 Dolly Ridge Road, Vestavia Hills, AL 35242

PARKSIDE ON DOLLY RIDGE
Ideally located neighborhood center in Cahaba Heights

COME JOIN GRANDVIEW MEDICAL GROUP, INFINITY PERSONAL TRAINING, SWEATHOUZ, AND BODYBAR PILATES!



ASKING RATE:
\$36.00/SF NNN



AVAILABLE SPACES:
Suite 109-113: ±2,518 SF



LOCATION:
Located on Dolly Ridge Road, next to Cahaba Heights Elementary, a few blocks east of Hwy 280 in Cahaba Heights; connected to new Vestavia Hills ballparks, dog parks, community center and play areas, opened in 2020.



PARKING:
On grade; +5/1000 ratio



Construction Management Services Provided that include:

- Architectural layout/design
- Management of buildout/general contracting services
- Equipment installation coordination



CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

THOM HICKMAN

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For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

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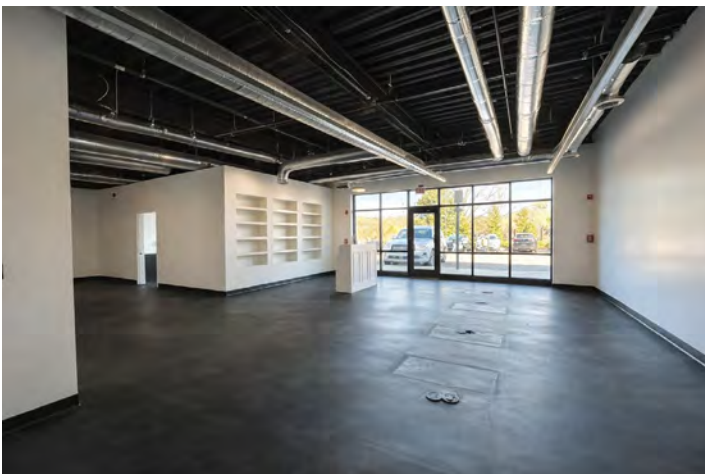
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INTERIOR IMAGES



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EXTERIOR IMAGES



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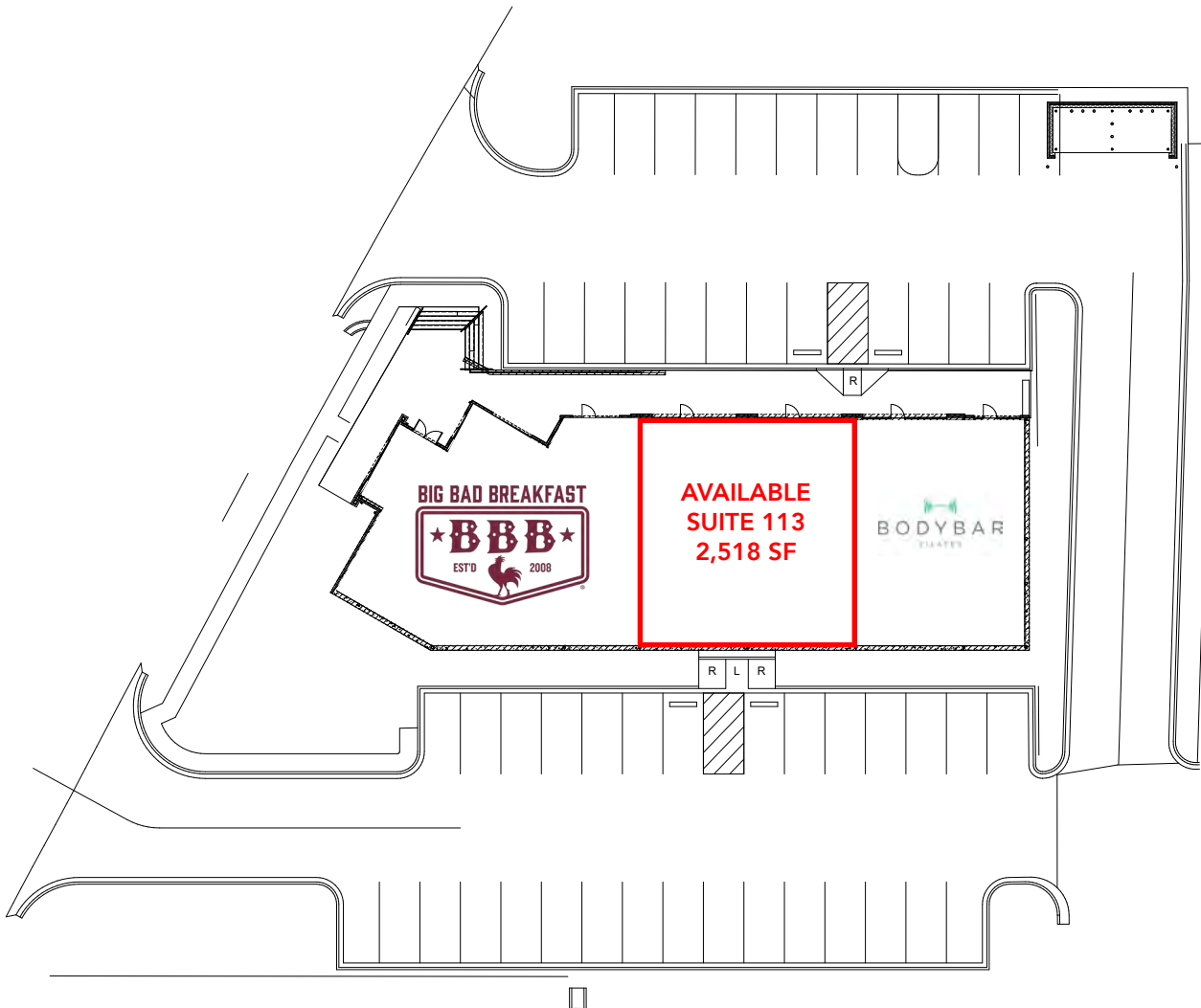
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SITE PLAN



FIRST FLOOR



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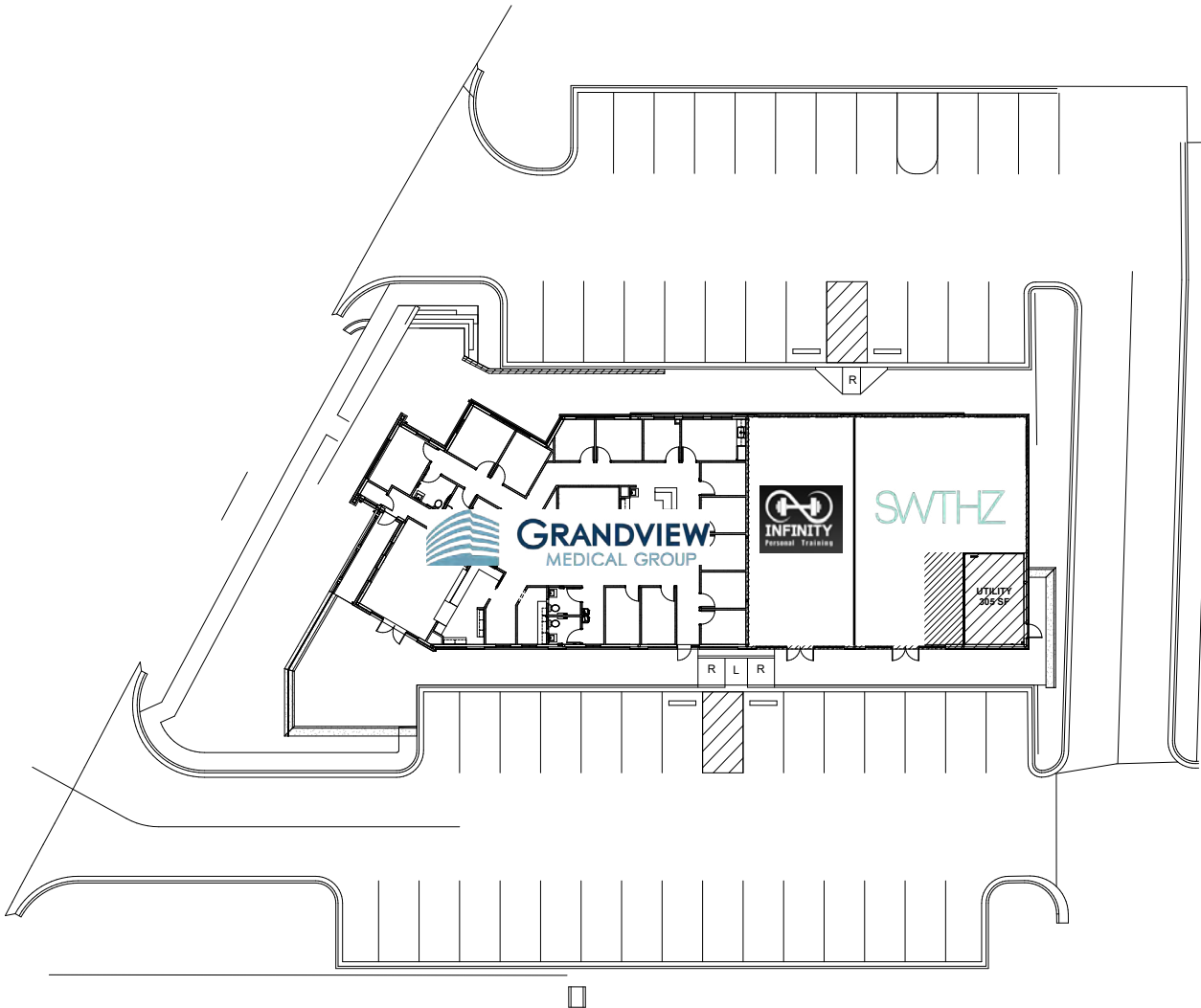
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SITE PLAN



SECOND FLOOR



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MARKET OVERVIEW



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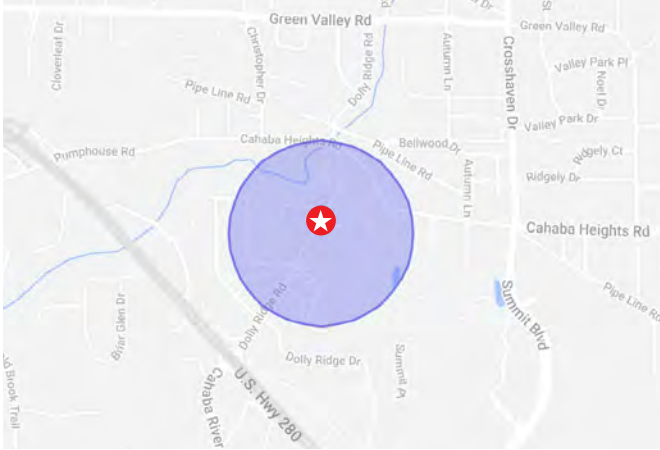
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MARKET OVERVIEW

LOCATED IN IDEAL CAHABA HEIGHTS NEIGHBORHOOD



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	572.1K
Visitors	185K
Visit Frequency	3.09x
Avg Dwell Time	59 minutes

572K

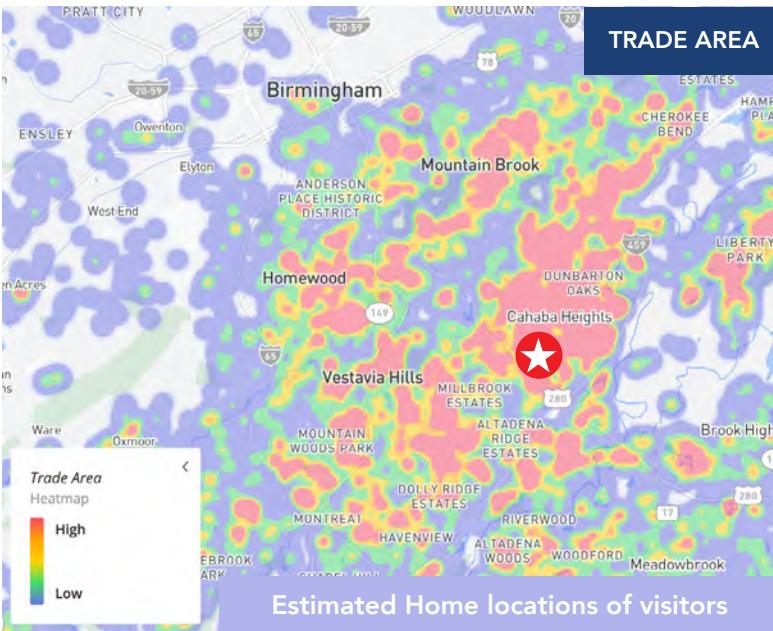
VISITS

\$208K+

AVG HH INCOME
WITHIN 1 MILE

185K

VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	7,482	41,884	157,414

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	3,392	17,791	67,967

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$208,366	\$210,906	\$173,205



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