# AHABA VALLEY

BIRMINGHAM, ALABAMA

OFFICE SPACE FOR LEASE





# **FOR LEASE**

# **CALL FOR PRICING**

- Approximately 15,000/RSF 1.7/AC
- Build-to-Suit Opportunity
- Great visibility from Hwy 119
- Close proximity to retail, banking & dining
- New Building with French Tudor architectural design
- T.I. Allowance available
- Signage available
- Building ownership available
- Located in the City of Hoover

### **DEMOGRAPHICS:**

### **POPULATION**

1 mile 1,431 3 miles 18,618 5 miles 53,839

# HOUSEHOLD INCOME

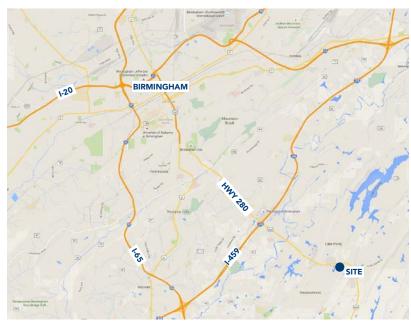
1 mile \$149,431 3 miles \$136,559 5 miles \$126,527

# DAYTIME BUSINESS POPULATION

approx **40,000** within 5 miles

### **TRAFFIC COUNTS**

over **15,566+** cars/day





The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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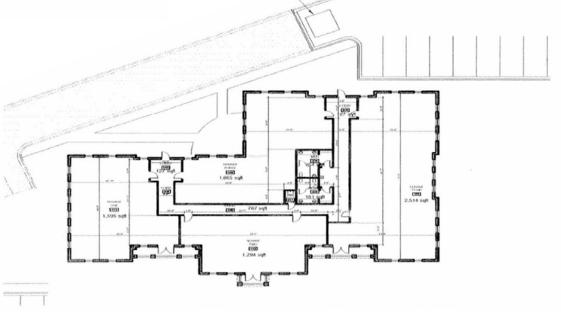
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## **First Floor**





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**Second Floor**