



# CAHABA VALLEY

PHASE TWO

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BIRMINGHAM, ALABAMA

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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

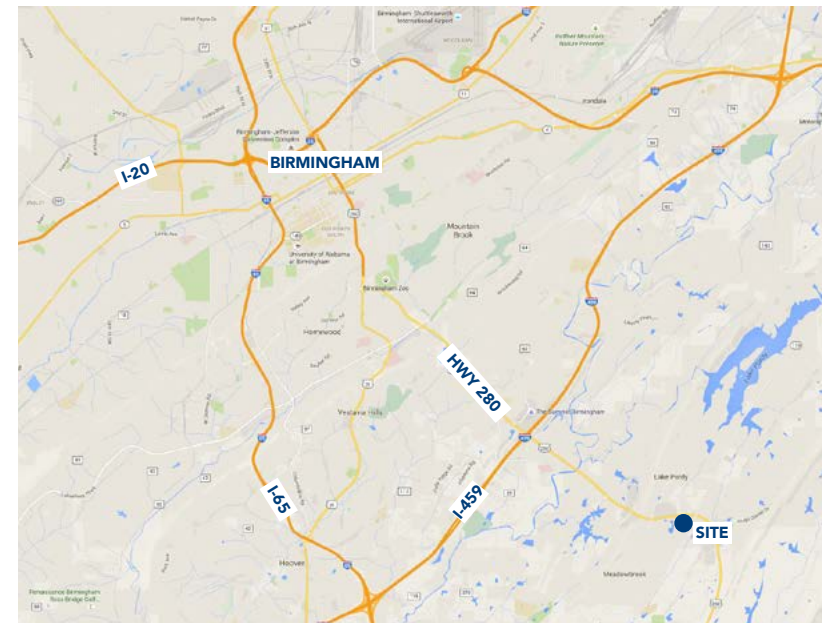
|         |           |
|---------|-----------|
| 1 mile  | \$149,431 |
| 3 miles | \$136,559 |
| 5 miles | \$126,527 |

##### DAYTIME BUSINESS POPULATION

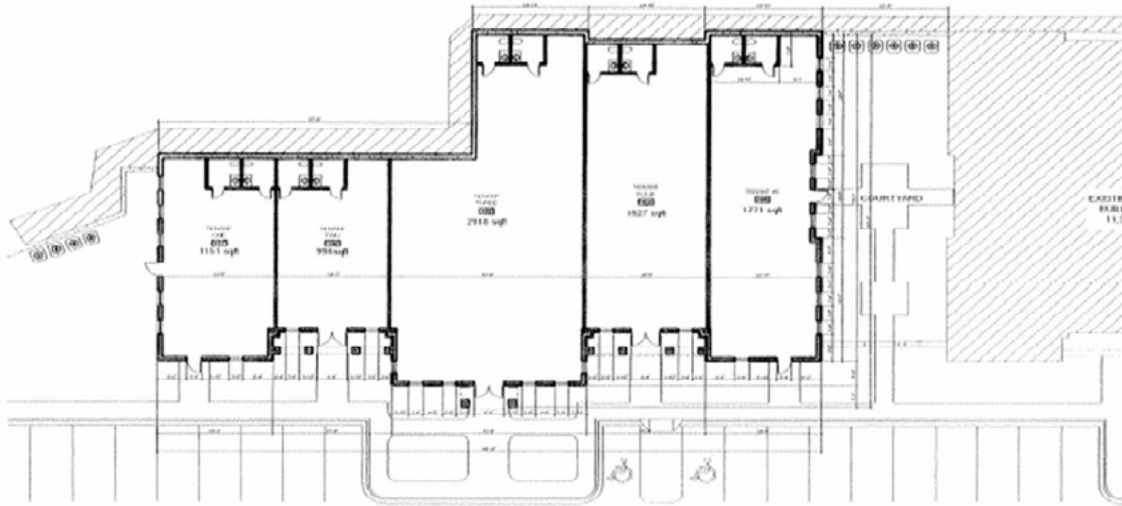
approx 40,000 within 5 miles

##### TRAFFIC COUNTS

over 15,566+ cars/day







**First Floor**

**Second Floor**

