

CORPORATE EAST

213 GADSDEN HIGHWAY - BIRMINGHAM, AL 35235

OFFICE SPACE FOR LEASE

LEASE RATE: \$14.50 NNN

AVAILABLE SUITES:

Suite 102 - 400 rsf
Suite 108 - 12,082 rsf

- Located near the intersection of Roebuck Parkway and I-59
- Great Visibility from I-59
- Multi-tenant office building renovated in 2001
- Ample parking

DEMOGRAPHICS:

AVERAGE HOUSEHOLD INCOME

1 mile **\$51,691**
3 miles **\$48,548**
5 miles **\$51,907**

DAYTIME BUSINESS POPULATION

1 mile **4,626**
3 miles **16,984**
5 miles **57,102**

TRAFFIC COUNTS

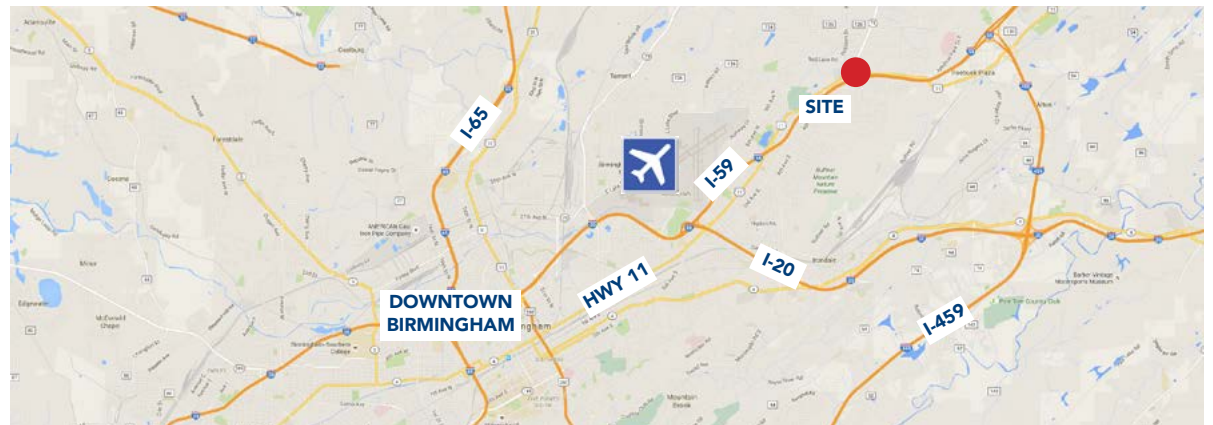
HWY 11
over **24,500 cars/day**

PKWY EAST
over **56,000 cars/day**

I-59
over **54,000 cars/day**

POPULATION

1 mile **5,089**
3 miles **41,976**
5 miles **104,875**



HARBERT
REALTY SERVICES

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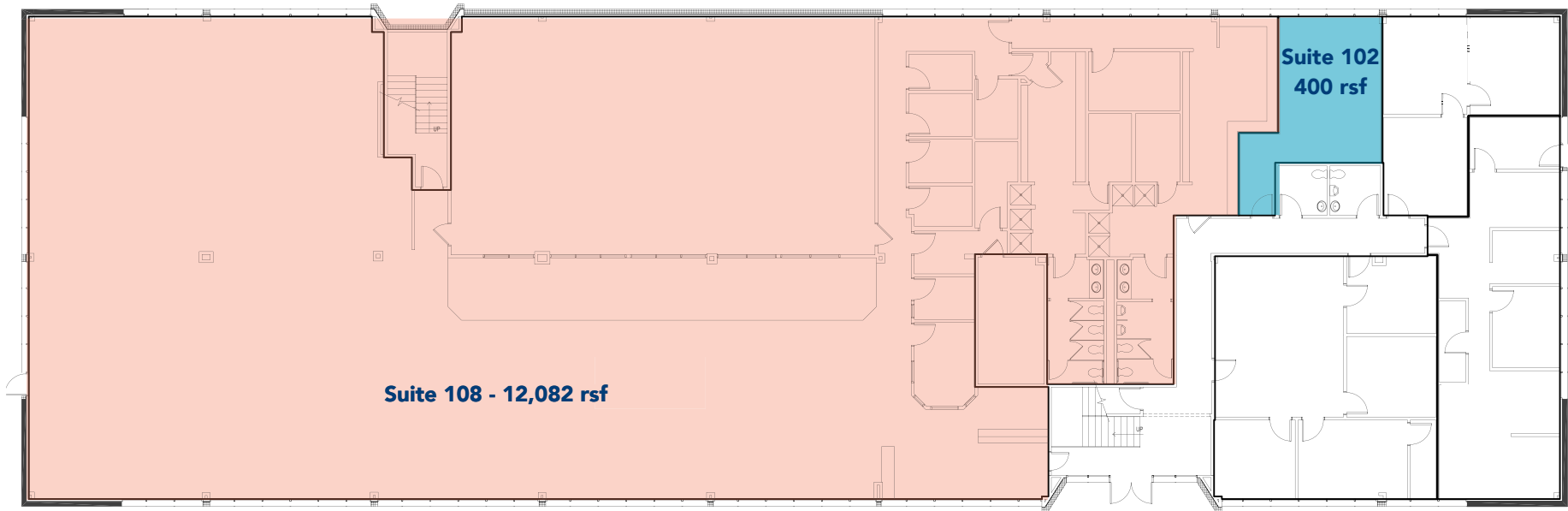
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FIRST FLOOR PLAN