FOR SALE OR FOR LEASE

- Square footage- 6,230/SF
- 3 Stories
- Easy access to Hwy 280 via Pump House or Summit Boulevard
- Current owner has outgrown the building
- Open floor plan with perimeter offices along windows and meeting spaces

SALE PRICE: \$795,000 LEASE PRICE: \$18 NET



DEMOGRAPHICS:

POPULATION

1 mile 6,358 3 miles 36,984 5 miles 141,482

TRAFFIC COUNTS

approx **6,000+** cars/day at the site

(approx **96,000+** cars/day on I-459)

AVERAGE HOUSEHOLD INCOME

1 mile \$89,908 3 miles \$121,689 5 miles \$109,473

DAYTIME BUSINESS POPULATION

1 mile 6,344 3 miles 39,736 5 miles 110,752





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Tanner Sumners tsumners@harbertrealty.com 205.458.8103 2 North Twentieth Street Suite 1700 Birmingham, AL 35203 HarbertRealty.com 205.323.2020