

CORPORATE HQ BUILDING FOR SALE

- **SALE PRICE: \$4,250,000**
- 25,235 SF Class A Office Building
- Abundant parking
- 2.7 Acre site with expansion capacity
- Immediate frontage along Hwy 280
- Building in excellent condition located in Meadowbrook North Office Park
- Lake views from all four floors
- Surrounded by quality corporate tenants including BlueCross \ BlueShield of Alabama, DST, Allstate Insurance, Sheffield Group, E.A. Renfroe, Alabama Department of Transportation
- Significant capital investments in adjacent properties ongoing



POPULATION

1 mile **6,671**
 3 miles **39,526**
 5 miles **77,117**

MEDIAN HOME VALUE

1 mile **\$285,513**
 3 miles **\$293,318**
 5 miles **\$312,076**

TRAFFIC COUNTS

Hwy 280:
 +91,400 cars/day

AVERAGE HH INCOME

1 mile **\$81,214**
 3 miles **\$108,874**
 5 miles **\$124,520**

