

AVAILABLE FOR SALE OR FOR LEASE

AVAILABLE FOR SALE

Total Building Size: +/- 4,200 SF

Suite 1: ±3467 SF (Available for Lease)

Suite 2: ±733 SF (Leased)

- Call for Pricing
- Perfect for Owner-Occupier Investment - Income producing

AVAILABLE FOR LEASE

3,467 SF (Suite 1)

Lease Rate: \$12.00/SF NNN

PROPERTY HIGHLIGHTS

- Located at the intersection of Green Springs Hwy and 21st Ave S
- Well maintained building close proximity to downtown Birmingham on a dense commercial corridor
- Approximately 0.2 miles to I-65
- Roll Up Door
- Great Signage Opportunity; High Visibility on Green Springs Hwy
- New HVAC Systems
- Excellent mix of businesses, restaurants and retailers surrounds this center



DEMOGRAPHICS:

POPULATION

1 mile	15,266
3 miles	86,821
5 miles	186,258

DAYTIME BUSINESS POPULATION

1 mile	5,693
3 miles	170,357
5 miles	233,469

TRAFFIC COUNTS

+/- 23,700 vehicles/day
on Green Springs Hwy

+/- 130,700 vehicles/day
on I-65



