RETAIL/OFFICE FOR SALE/LEASE

1286 Oak Grove Rd, Birmingham, AL 35209

Easily accessible from I-65, just off Lakeshore Parkway, in the heart of retail, restaurants, shopping and more

POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	5,055	63,725	175,385

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Estimated Households	2,285	27,614	74,521

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	$129,813	$99,197	$89,469

EMPLOYEES	1 MILE	3 MILES	5 MILES
2021 Estimated Total Employees	8,109	42,549	130,712

LEASE RATE:
$15.50/SF NNN

SALE PRICE:
$1.375M

SIZE:
4,000-10,000 SF

PARKING:
33 Parking Spaces

SIGNAGE:
Pylon and facade signage available

TENANT IMPROVEMENTS:
TI Package Available

HARBERT RETAIL

CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com

2 North 20th Street, #1700, Birmingham, AL 35203

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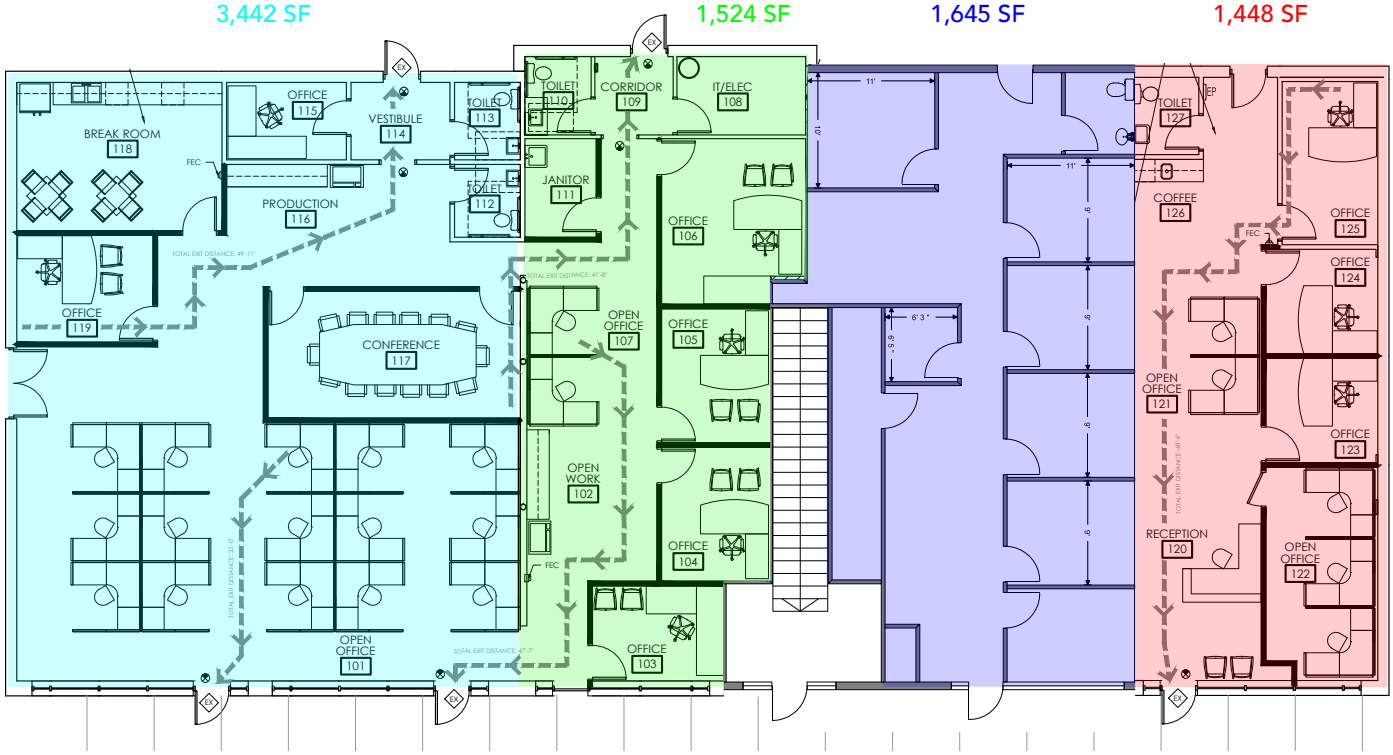
GROUND FLOOR - 4,000-8,000 SF RETAIL/OFFICE SPACES FOR SALE/LEASE

Suite 1
3,442 SF

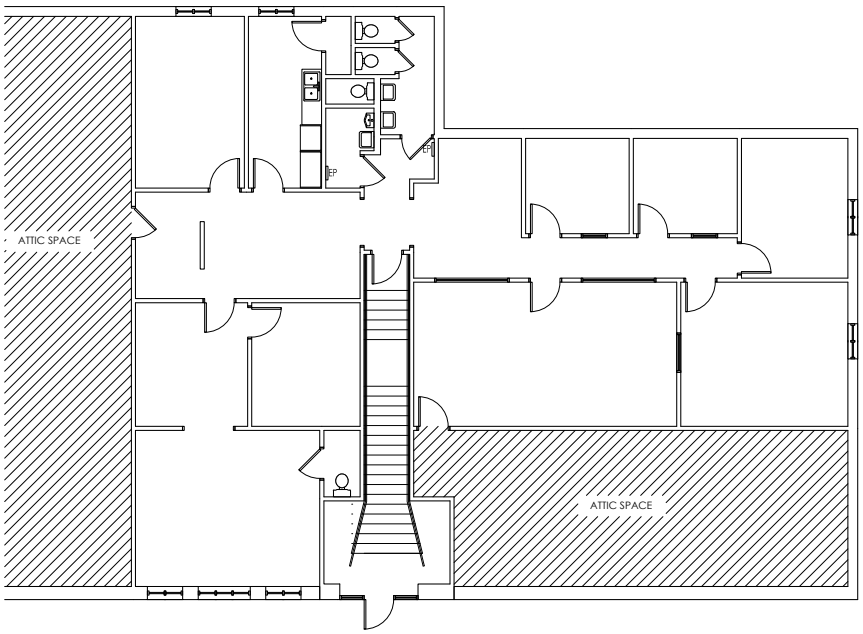
Suite 2
1,524 SF

Suite 3
1,645 SF

Suite 4
1,448 SF



2ND FLOOR - 2,400 SF OFFICE SPACE FOR SALE/LEASE



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AREA DEVELOPMENTS

Carvana has cut the ribbon on its **$40 million distribution and fulfillment center on Lakeshore Parkway** in Birmingham. It is expected to create more than **450 jobs** and is **one of four anticipated projects** along the busy Lakeshore corridor that represent **more than $166 million investment and nearly 1,000 jobs for the region.**

According to the Birmingham Business Alliance, by the end of 2021, facilities for **Amazon, FedEx and Lowe's Home Improvement should be up and running**.

And the corridor is expected to get busier as a **187,000-square-foot facility** is being developed by Graham & Co. for an as-yet-undisclosed tenant on about 11 acres across from the Dollar General distribution facility, according to the Birmingham Business Journal.

Amazon

Carvana

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