



Building 2



# MEDICAL/RETAIL/OFFICE SPACE FOR LEASE OR BTS

Intersection of E Battle St and 17th St, Talladega, AL

Space For Lease or Build to Suit in Talladega Plaza Retail Center



- AVAILABILITY:**
- ±5,950 SF Showroom / Warehouse / Retail
  - Call For Pricing
  - ±3,324 SF Built Out Medical Office
  - \$16.00/SF NNN



- DETAILS:**
- Located on hard corner in busy retail area
  - New, landscaping, lighting and master signage



- TRAFFIC:**
- 10,583 AADT on East Battle Street
  - 2,597 AADT on 17th Street

POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	4,156	15,953	18,963

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	4,064	6,680	7,123

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$44,463	\$48,075	\$49,022



**CASEY HOWARD**  
 choward@harbertrealty.com | 205.202.0814

**LACEY SCOTT**  
 lscott@harbertrealty.com | 205.731.3822

**For More Information: Harbert-Retail.com**  
 2 North 20th Street, #1700, Birmingham, AL 35203

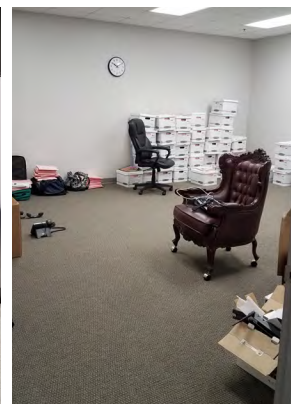
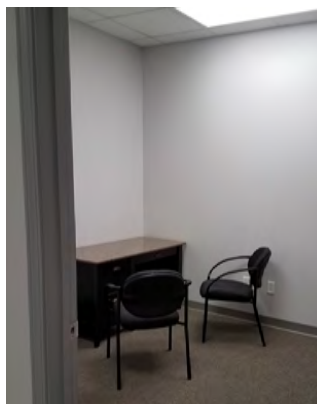
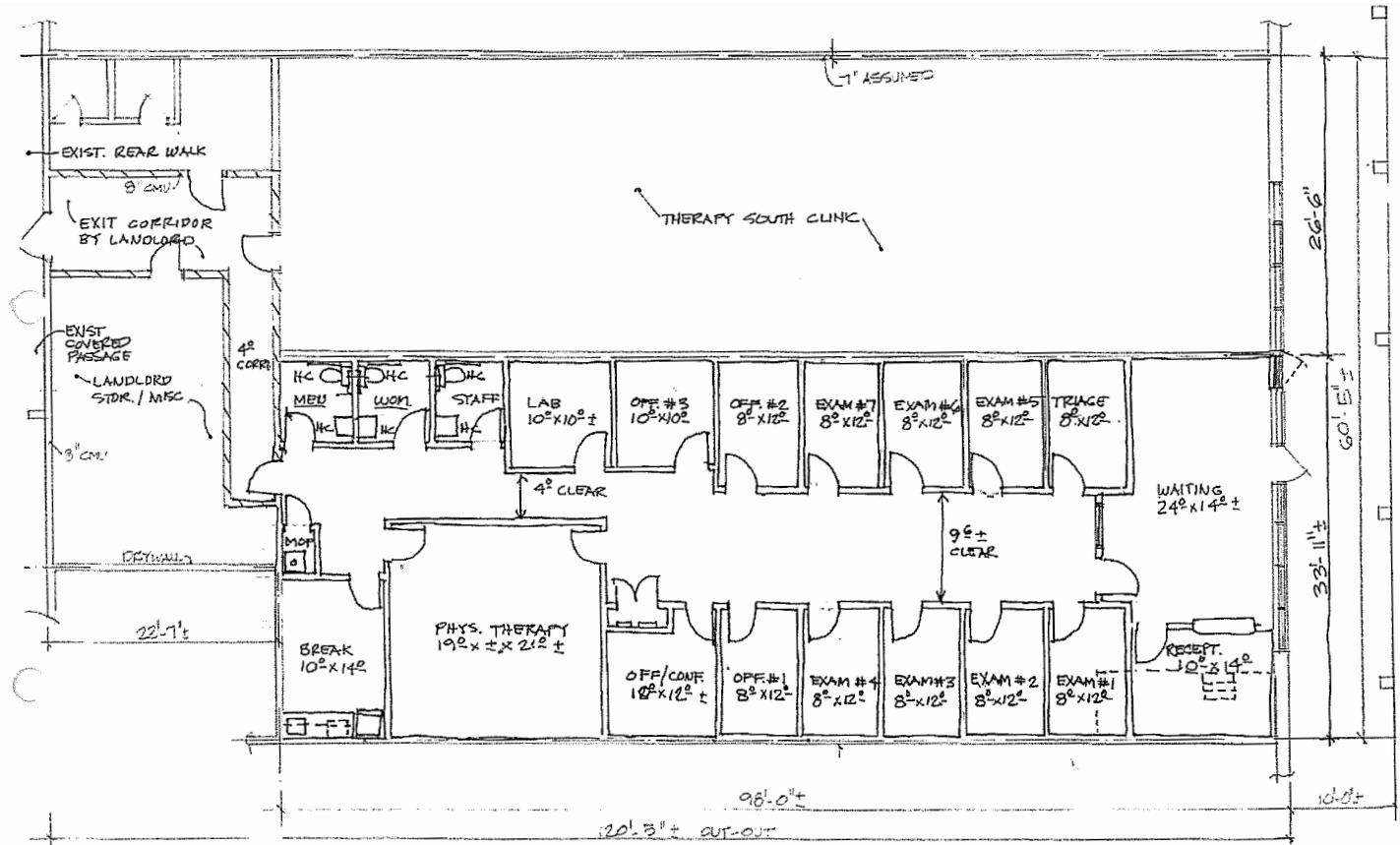
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

# MEDICAL/RETAIL/OFFICE SPACE FOR LEASE OR BTS

Intersection of E Battle St and 17th St, Talladega, AL

Space For Lease or Build to Suit  
in Talladega Plaza Retail Center

±3,324 SF Built Out Medical Office



CASEY HOWARD  
choward@harbertrealty.com | 205.202.0814

LACEY SCOTT  
lscott@harbertrealty.com | 205.731.3822

For More Information: [Harbert-Retail.com](http://Harbert-Retail.com)  
2 North 20th Street, #1700, Birmingham, AL 35203

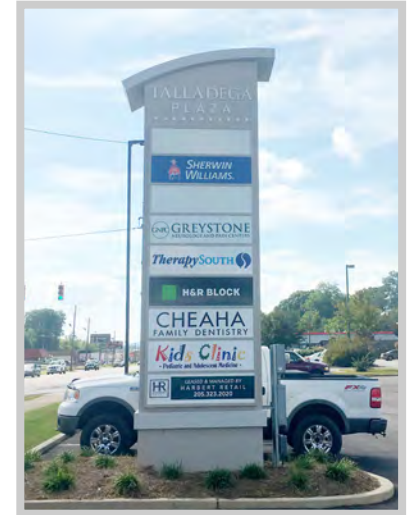
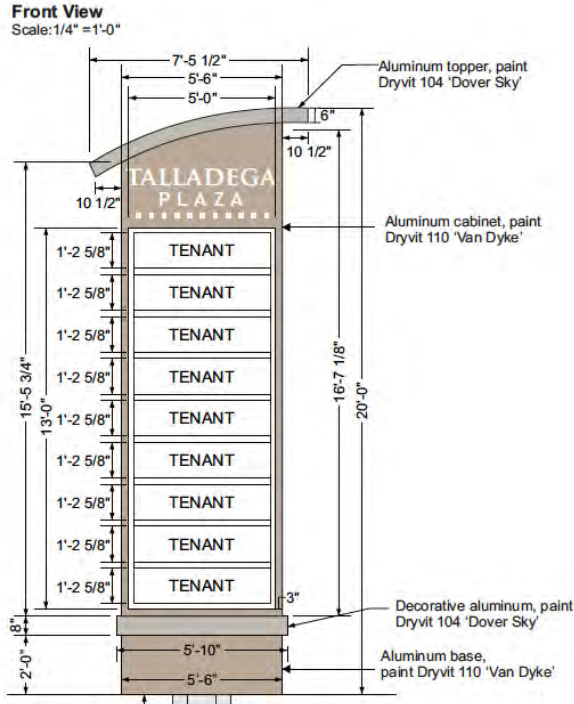
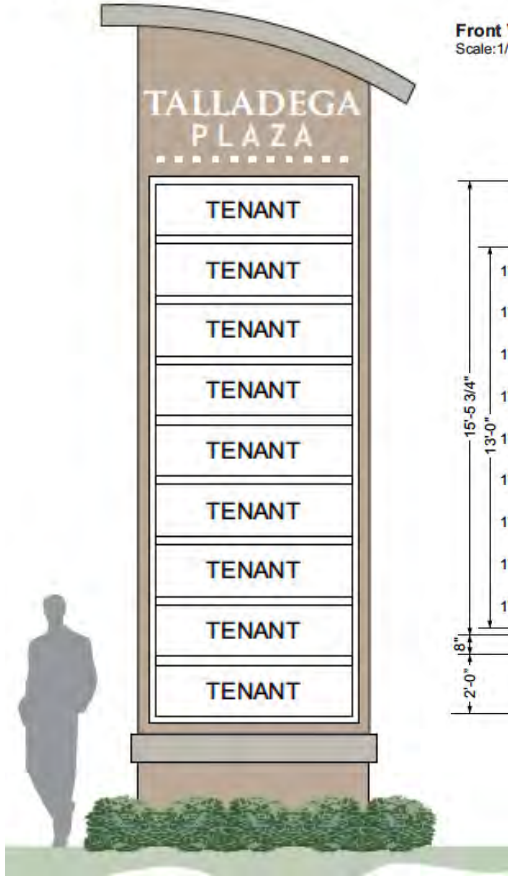
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



# MEDICAL/RETAIL/OFFICE SPACE FOR LEASE OR BTS

Intersection of E Battle St and 17th St, Talladega, AL

Space For Lease or Build to Suit  
in Talladega Plaza Retail Center



**Monument Signage**



**Upgrades to Existing Buildings**



**CASEY HOWARD**  
choward@harbertrealty.com | 205.202.0814

**LACEY SCOTT**  
lscott@harbertrealty.com | 205.731.3822

**For More Information: Harbert-Retail.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.