



OFFICE/MEDICAL FOR 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
2023 Estimated Population	5,345	64,456	175,557

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	2,352	27,489	74,813

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$162,771	\$128,920	\$116,743

EMPLOYEES	1 MILE	3 MILES	5 MILES
2023 Estimated Total Employees	7,191	38,372	122,269



LEASE RATE:

\$16/SF Modified Gross



SIZE:

3,600 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: 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.

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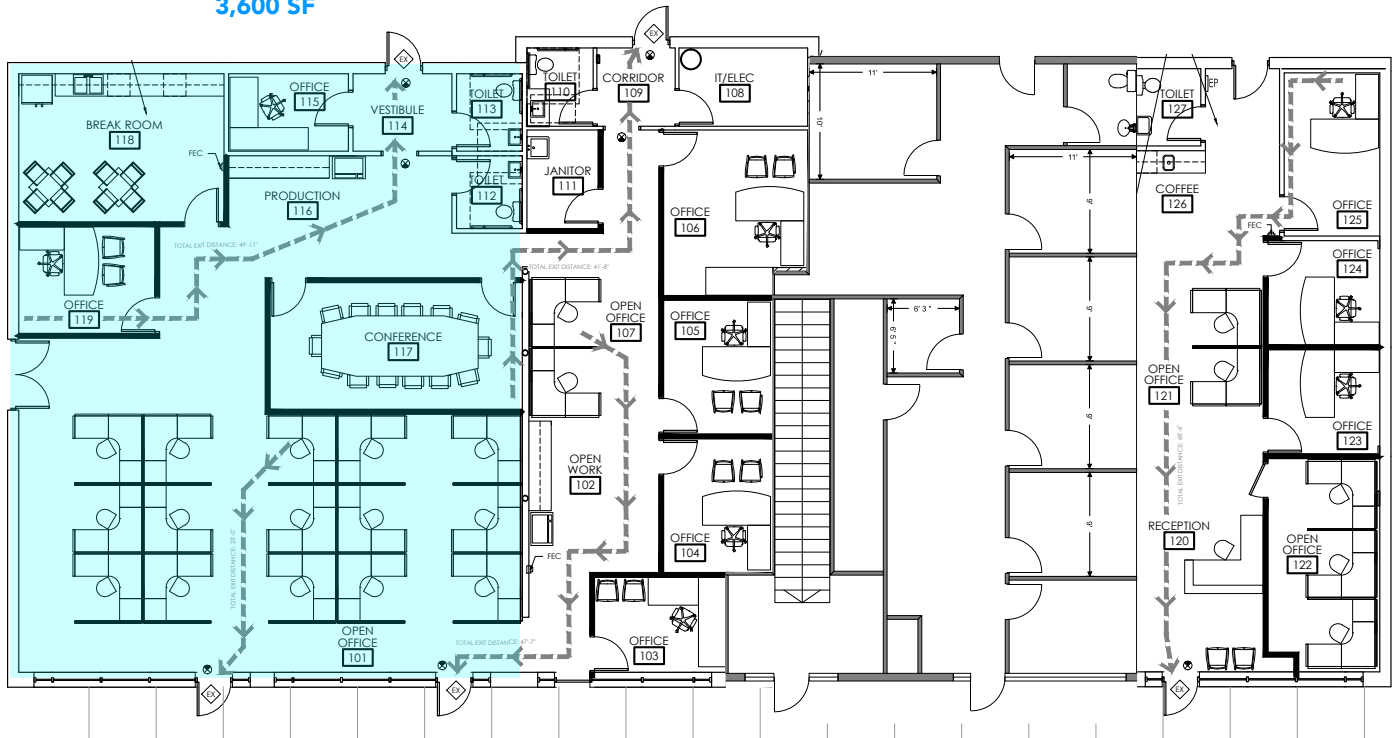
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GROUND FLOOR RETAIL/OFFICE SPACE FOR LEASE 3,600 SF - \$16/SF MODIFIED GROSS

**Suite 1
3,600 SF**



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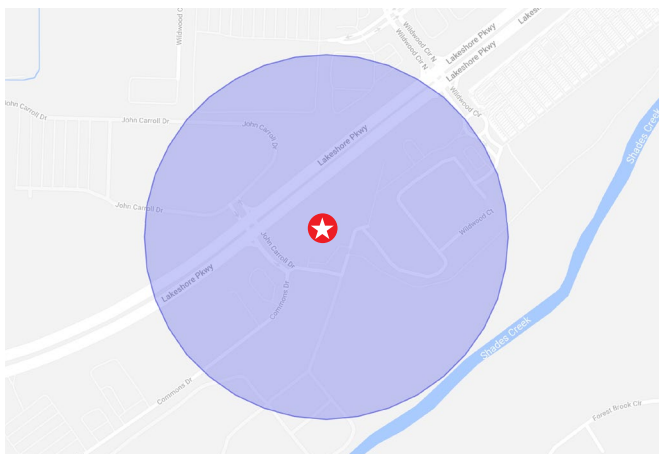
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LOCATED ALONG HIGH-TRAFFIC MAIN ARTERY



12 MONTH FOOT-TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	849.2K
Visitors	273.7K
Visit Frequency	3.1x
Avg Dwell Time	60 minutes
Avg HH Income	\$162K+ within 1 mile



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