



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



AVAILABLE SPACE:
Suite 1: 3,600 SF
Suite 2: 1,700 SF
Total: 5,300 SF



PARKING:
33 Parking Spaces



SIGNAGE:
Pylon and facade signage available



TENANT IMPROVEMENTS:
TI Package Available



CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

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

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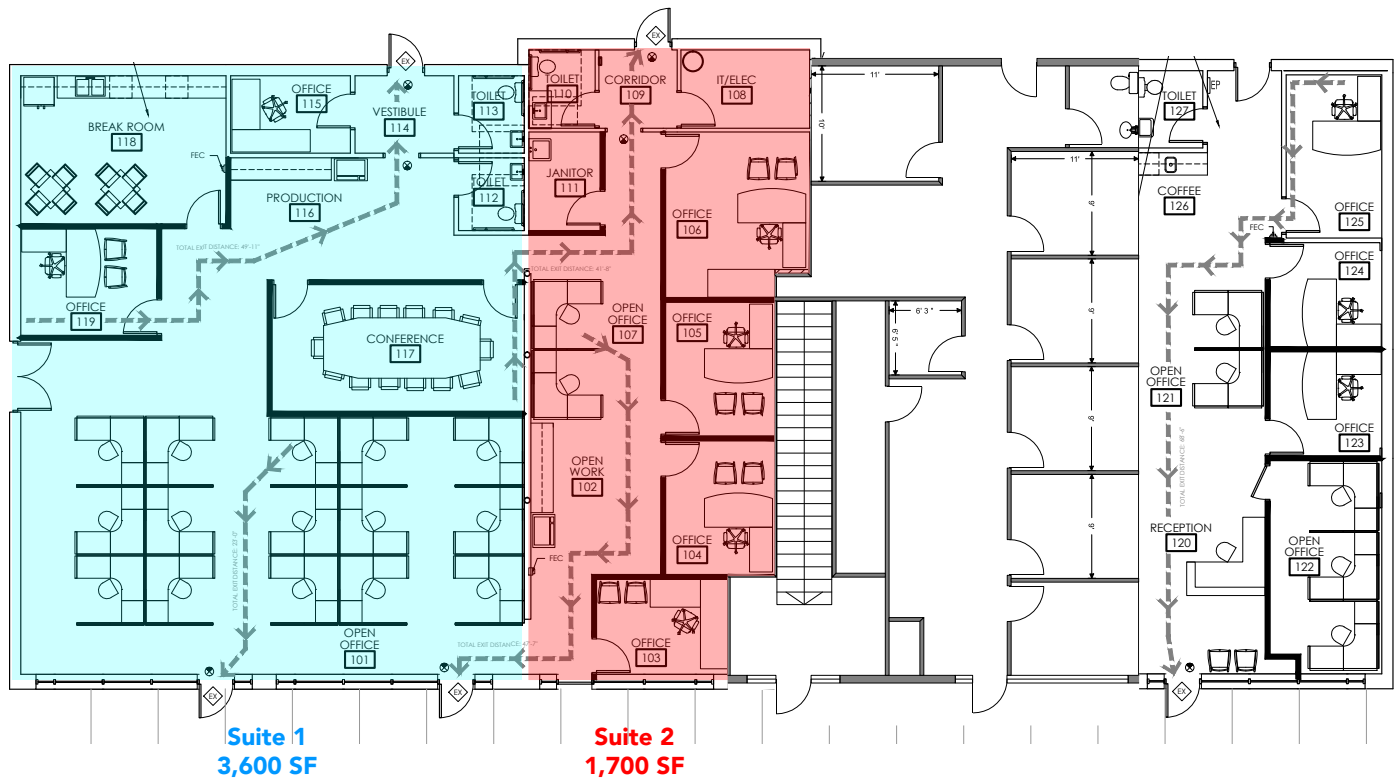
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GROUND FLOOR RETAIL/OFFICE SPACE FOR LEASE UP TO 5,300 SF - \$16/SF MODIFIED GROSS



HARBERT
RETAIL

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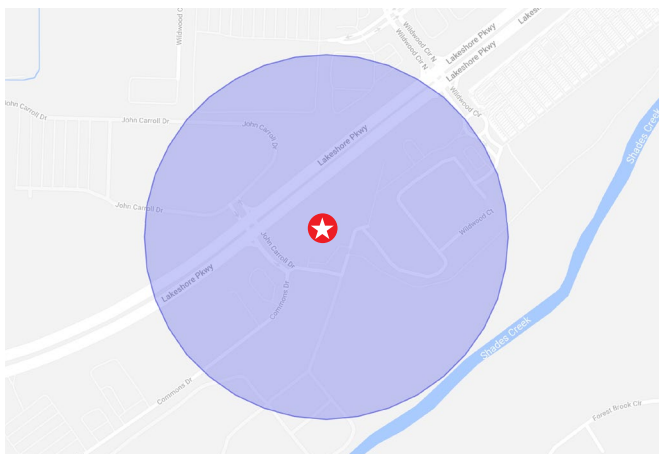
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LOCATED ALONG HIGH-TRAFFIC MAIN ARTERY



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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