

±7,000 SF BUILD-TO-SUIT OPPORTUNITY

IN MIDTOWN SUBMARKET | PREMIER HIGHWAY 280 LOCATION

GrahamCompany.com



BUILD TO SUIT OPPORTUNITY | 2792 U.S. 280, Mountain Brook, AL 35223

BUILD-TO-SUIT

±7,000 SF BUILD-TO-SUIT OPPORTUNITY ON 1.23 ACRES

2792 U.S. 280
Mountain Brook, AL 35223

SITE SIZE 1.23 Acres

DEVELOPMENT UP TO 7,000 SF

CALL FOR PRICING

PROPERTY HIGHLIGHTS

- Ideal for retail, medical or office development
- Prime location on U.S. 280
- Strategic position in Birmingham area
- Thriving and dynamic market
- Potential for significant growth
- 106,000 VPD
- Highly desirable investment opportunity



RESIDENCE INN
HOMewood MOUNTAIN BROOK



1.23 ACRES IN THE HEART OF
MID-TOWN SUBMARKET



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Information deemed reliable; not guaranteed.

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MIDTOWN: BIRMINGHAM'S PREMIER SUBMARKET FOR GROWTH

Midtown is indisputably Birmingham's most sought-after submarket—consistently outperforming the city's other four submarkets in both rental and occupancy rates. It commands the highest lease rates in the region and maintains exceptionally strong occupancy, underscoring its value and desirability among tenants and investors alike.

What sets Midtown apart isn't just the numbers—it's the synergy of strategic location and executive influence. Perfectly positioned at the city's core, Midtown offers seamless connectivity to the entire metro area, ensuring convenience for employees, clients, and customers. It's also uniquely situated near the residential neighborhoods of many of Birmingham's key decision-makers—from corporate executives to civic leaders—making it the natural choice for businesses looking to position themselves in the center of influence.

MIDTOWN HIGHLIGHTS

- Direct access to Birmingham's primary transportation arteries
- Market-leading rental rates
- Consistently high occupancy level
- Proximity to top-tier dining, retail, and lifestyle amenities

