

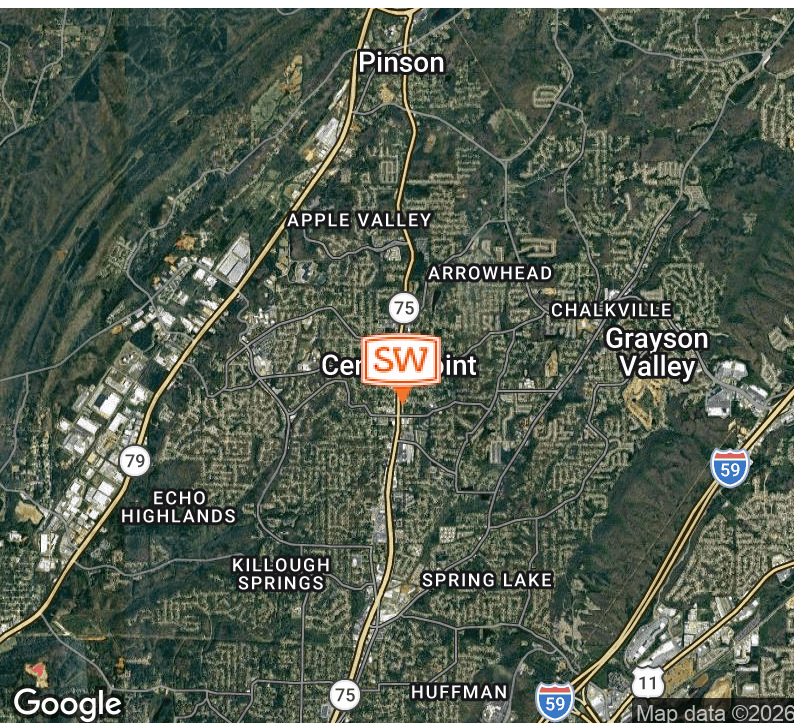
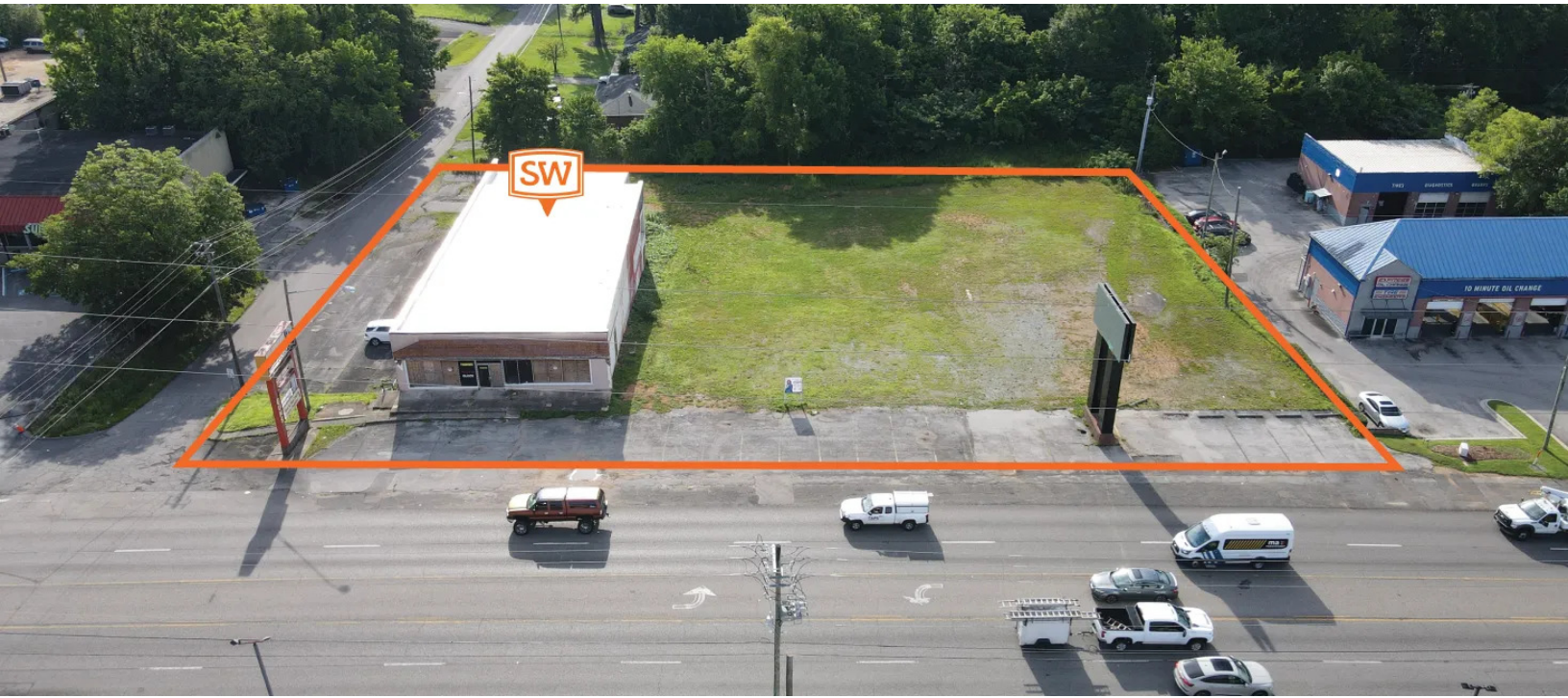
FOR SALE OR LEASE

2025 Center Point Pkwy

Center Point, AL 35215



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Sale Price:	\$550,000 (\$45/SF)
Lease Rate:	\$4.00 SF/yr (NNN)
Lot Size:	2.5 Acres
Building Size:	12,236 SF

PROPERTY HIGHLIGHTS

- Freestanding building located directly on high-traffic Center Point Parkway, providing strong visibility and easy access
- Located 12 miles northeast of Downtown Birmingham
- Flexible layout allows for a variety of uses, including retail, showroom, medical office, or out-patient care
- Features ample on-site parking
- Includes billboard

WALLACE SCHMUCK **JOHN T. BROWN**

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REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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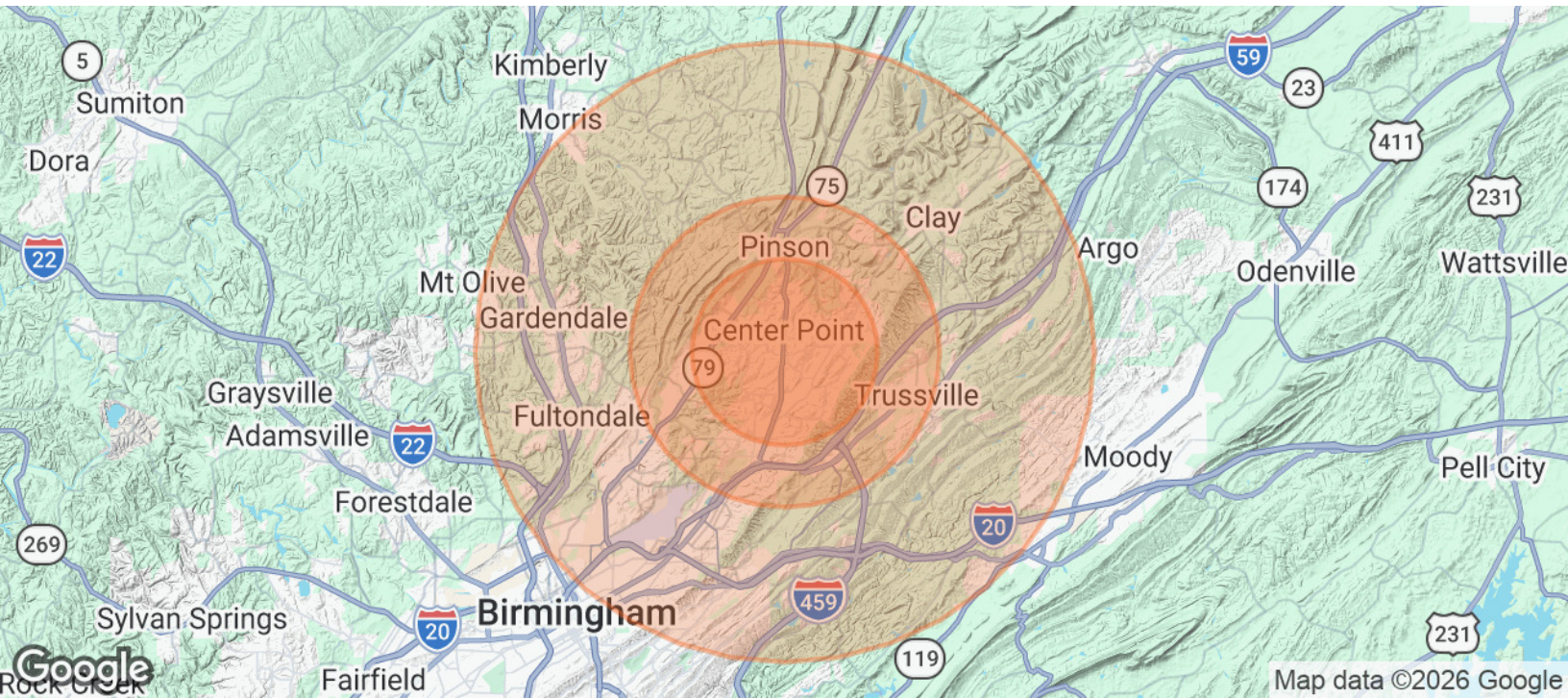
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	56,699	92,494	225,993
Average Age	34.9	37.2	38.8
Average Age (Male)	31.9	34.5	36.4
Average Age (Female)	36.6	38.7	39.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,932	35,371	89,374
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$68,303	\$76,469	\$90,126
Average House Value	\$171,828	\$201,030	\$248,042

2023 American Community Survey (ACS)

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