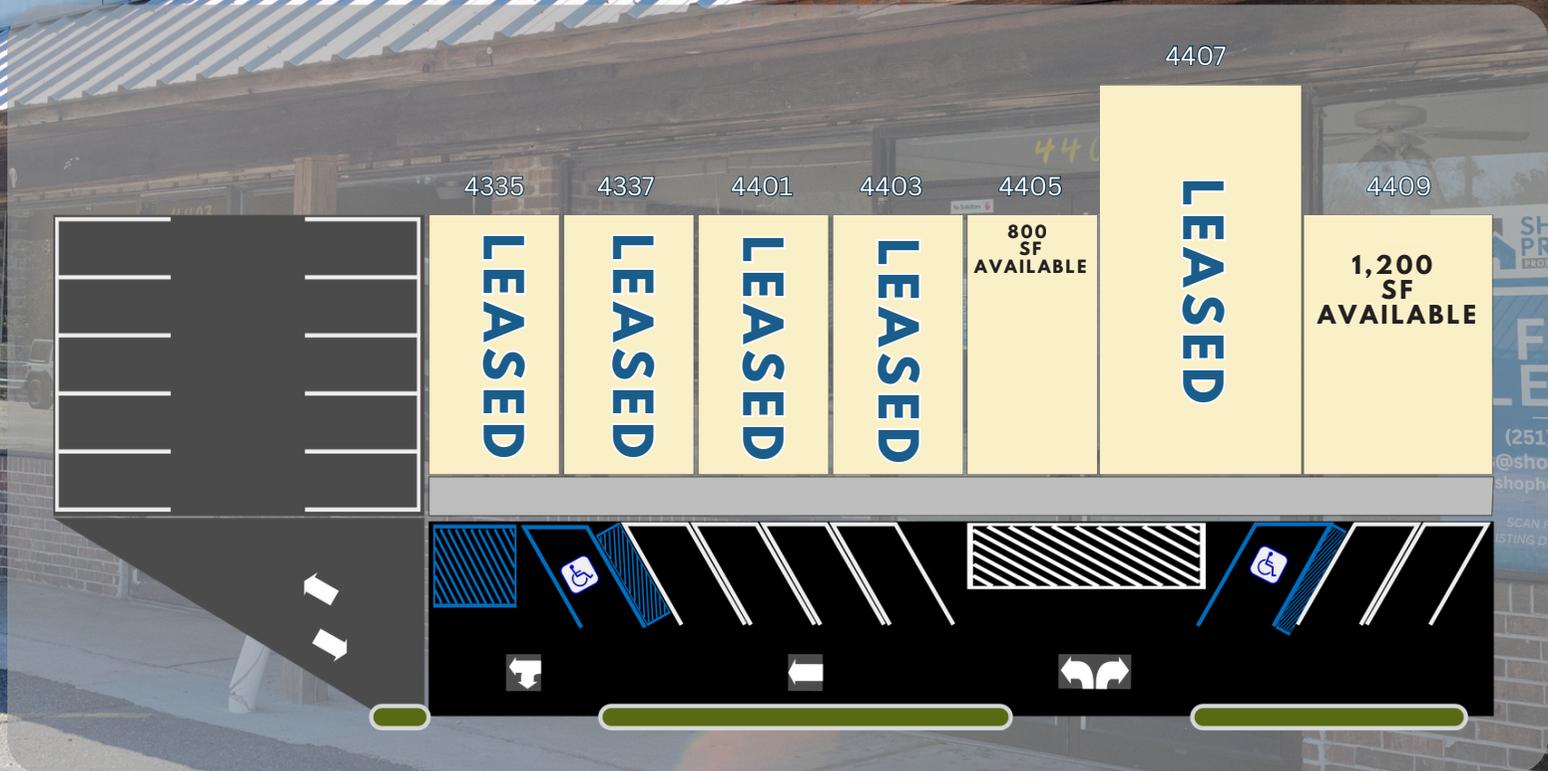


# TWO SUITES FOR LEASE

800 - 1,200 SF SPACE AVAILABLE

4409 St. Stephens Road Eight Mile, AL 36613



# PROPERTY DETAILS



The suites can be reconfigured to eliminate, reduce, or combine interior spaces to suit specific needs



Ample parking is available in both the front and rear



Tenant Improvement (TI) Allowance is available



Electrical system upgrades & new exterior lighting installed



Base Lease Rate starting at \$8.00 SF (NNN)



Additional Warehouse Storage Available - Expand your capacity as needed

# OFFICE/RETAIL

- Admin, Insurance, Real Estate, Sales Office
- Barber & Beauty Services
- Entrepreneurs
- Law Office
- Tax Office



shophouseprop.com  
info@shophouseprop.com  
251-318-9666

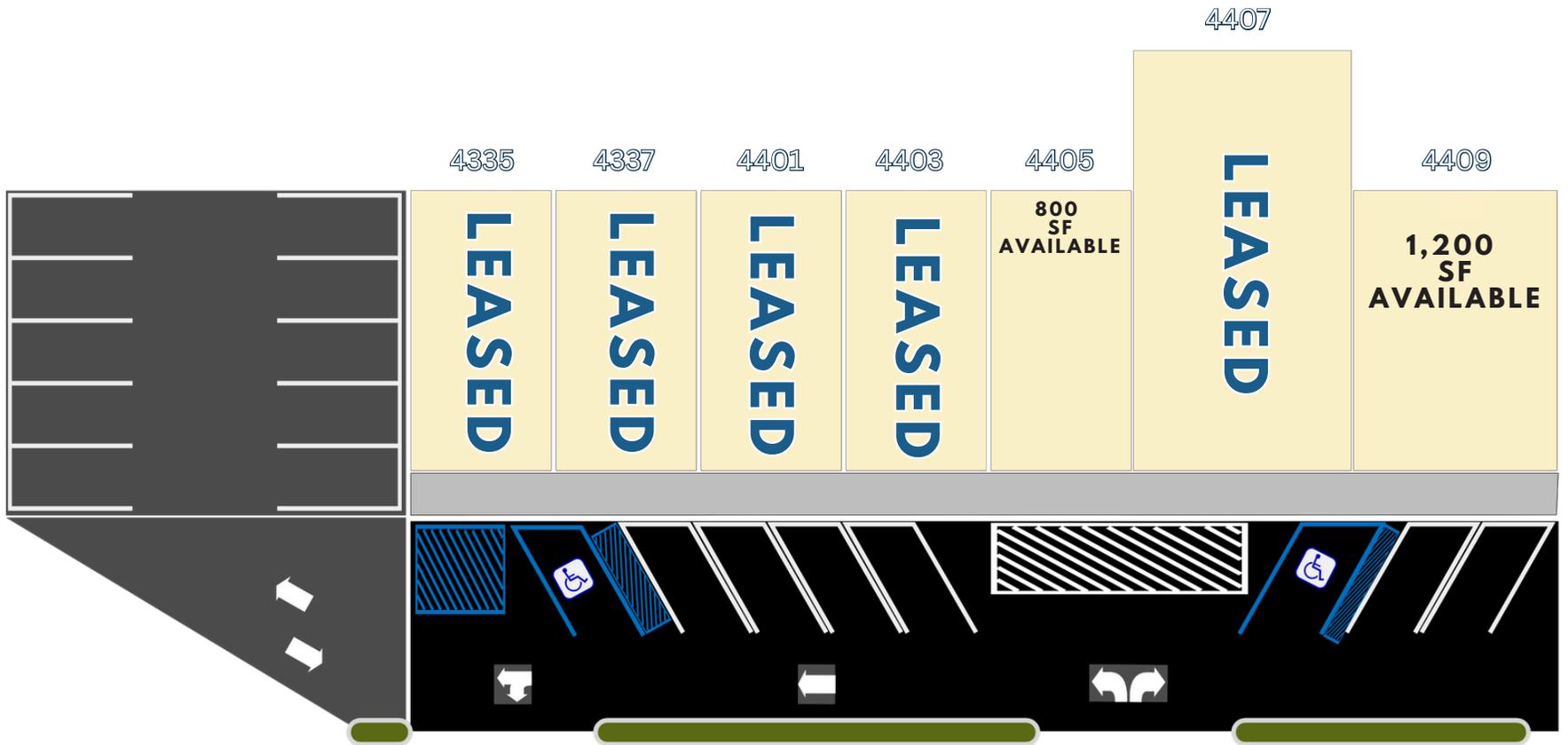
VPD = VEHICLES PER DAY





**Approximately 15K VPD passing by!**

**VPD = VEHICLES PER DAY**





**# 4405**  
**800 SF**  
**AVAILABLE**



**#4409**  
**1,200 SF**  
**AVAILABLE**