



600 Lakeshore Parkway,
Birmingham, Alabama 35209

FOR SALE
14,800 SF
FREESTANDING
BUILDING



Premier Office Opportunity on Lakeshore Pkwy

- ±2.77 Acres (120,873 SF)
- Located at W. Oxmoor Road and Lakeshore Pkwy
- Hard corner location with dual road frontage offering exposure to more than 50,000 VPD
- Plug and play for an office or medical user Includes back up generator
- Includes 1,500 SF warehouse/storage addition with 2 loading docks
- Well below replacement cost
- Convenient to I-65 and I-20/59
- MXD Zoning, City of Birmingham

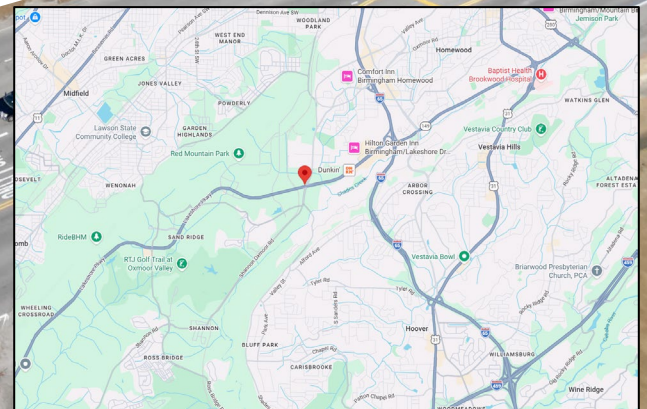




76 Parking Spaces
5.1/1000 Ratio

Lakeshore Pkwy
33,625 VPD

W. Oxmoor Rd
18,053 VPD



AS BUILT FLOOR PLAN

14,800 SF Office or Medical Clinic Space



14,800 SQ FT

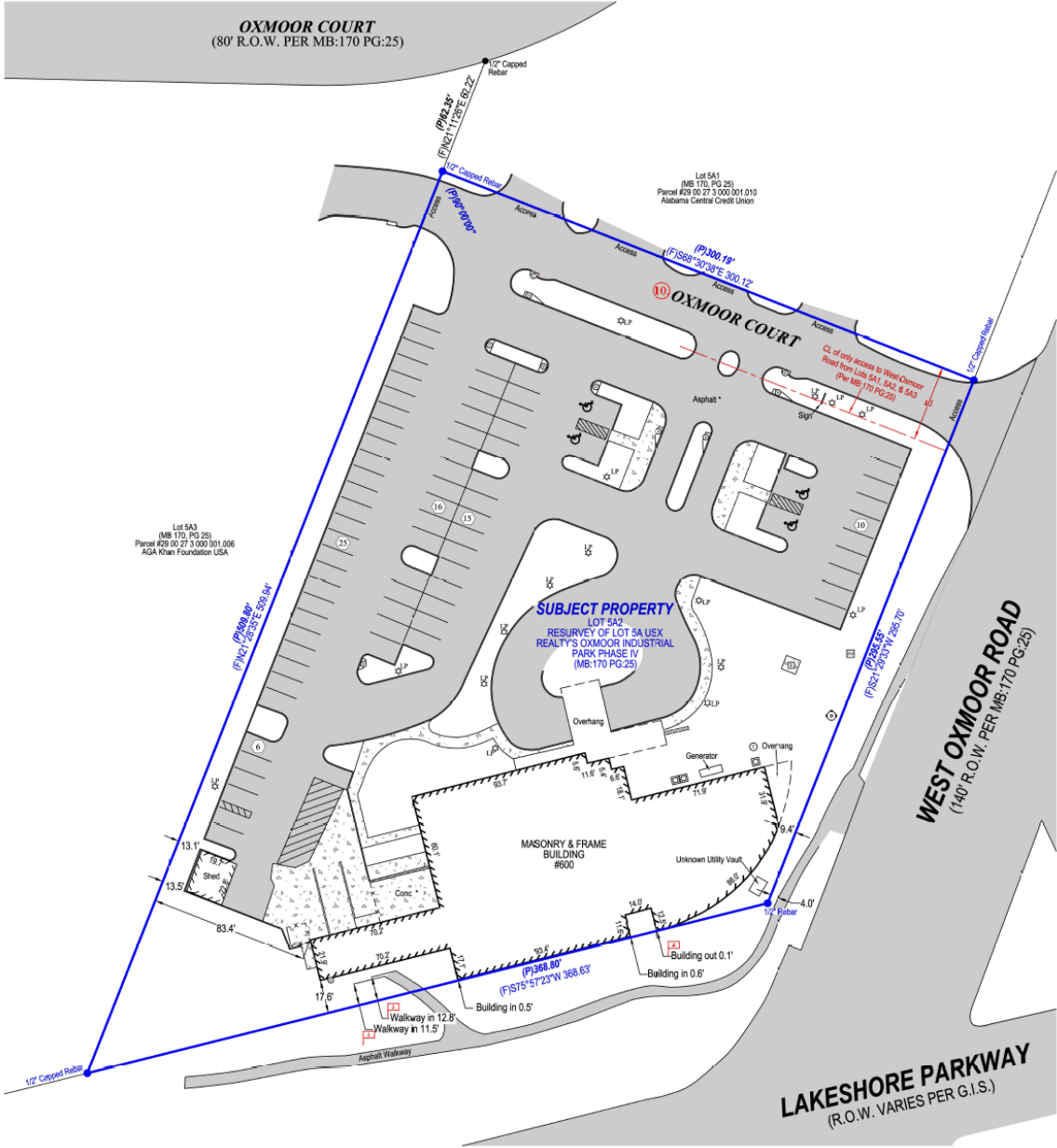




ALTA/NSPS LAND TITLE SURVEY

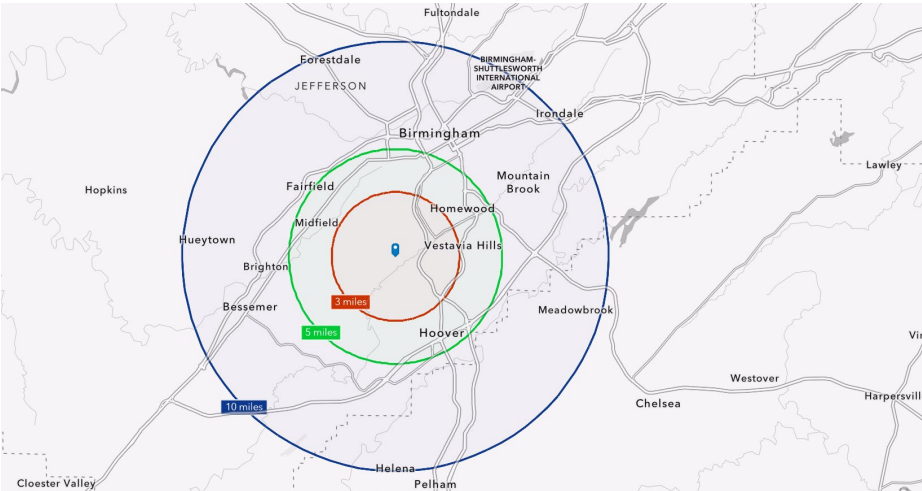
SECTION 27, TOWNSHIP 18 SOUTH, RANGE 3 WEST
HUNTSVILLE PRINCIPAL MERIDIAN
JEFFERSON COUNTY, ALABAMA

Site Plan Overview

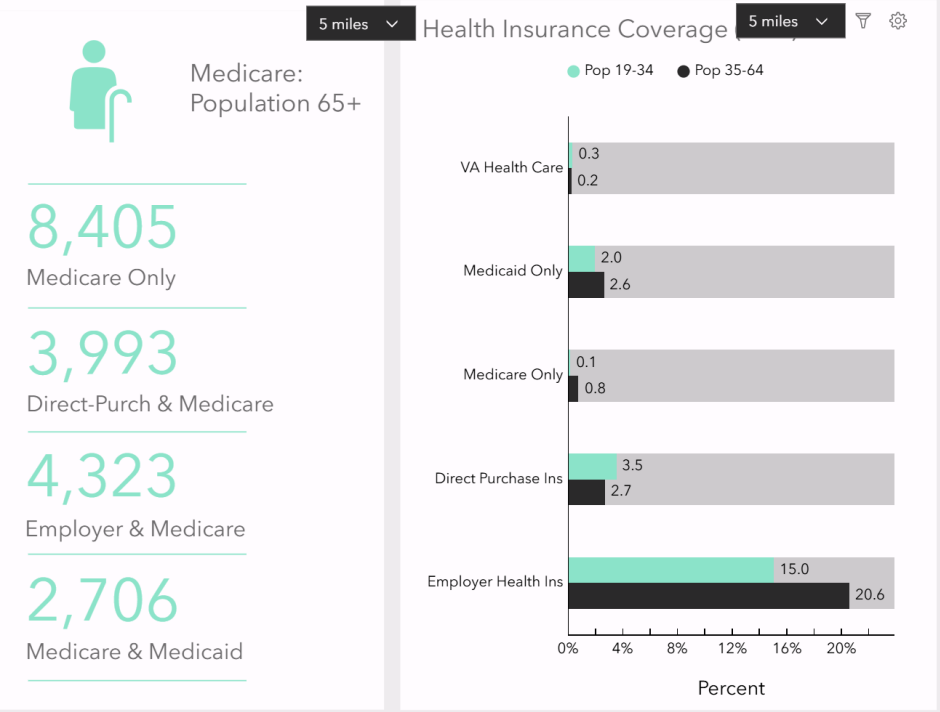
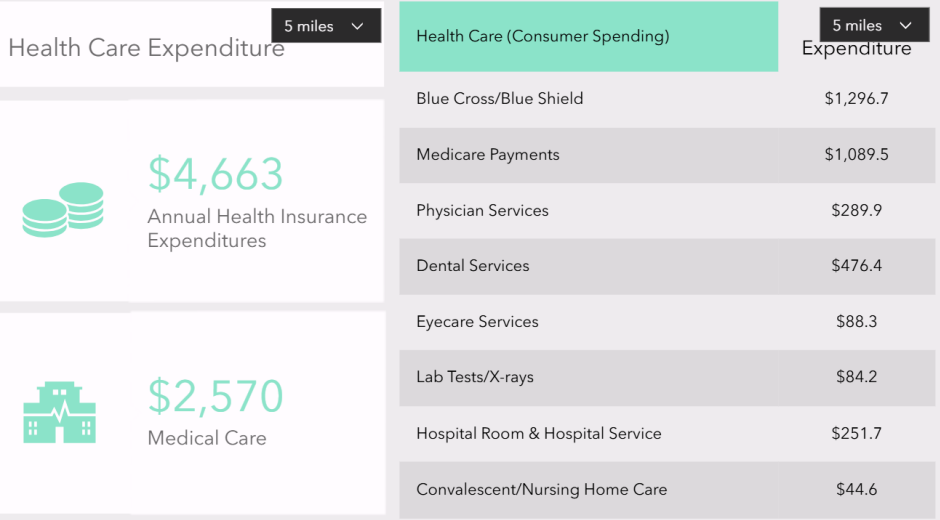


DEMOGRAPHICS AND HEALTH CARE SPENDING

	3 Mile	5 Mile	10 Mile
Population	54,453	171,456	462,926
Housing Units	23,952	71,617	195,665
Average Household Income	\$108,516	\$108,536	\$109,319
Annual Household Health Care Spending	\$7,128	\$7,233	\$7,319



HEALTH CARE AND INSURANCE (5 MILES)



8,405 Medicare Only

3,993 Direct-Purch & Medicare

4,323 Employer & Medicare

2,706 Medicare & Medicaid



FOR MORE INFORMATION CONTACT:

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