

## FOR LEASE

3 Tenant Strip - Trussville

1809 Tin Valley Circle, Birmingham, AL 35235



RED ROCK



**3,600 SF Retail/Office - 3 - 1,200SF Bays**

**Lease Rate: Call to Discuss**

**TRISH RUSHING, CCIM**

*VP Commercial Brokerage*

813.309.2875

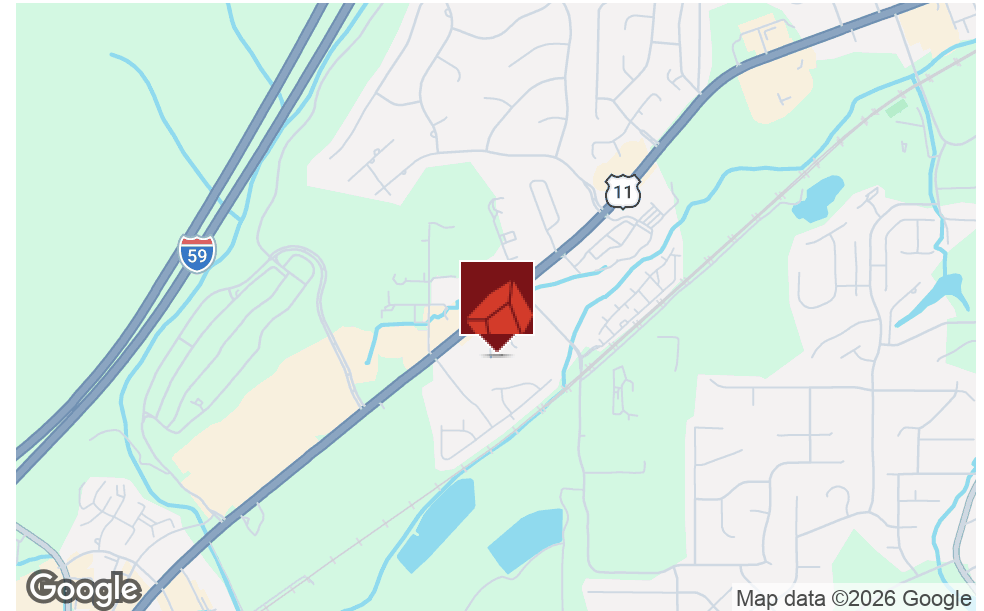
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1425 Richard Arrington Jr. Blvd. S Suite 100  
Birmingham, AL 35205

205.324.3383

[redrockrg.com](http://redrockrg.com)





## PROPERTY OVERVIEW

**UNDER CONSTRUCTION:** Delivery estimated Q3 2026. Three 1200sf Retail-Office Suites. Available for pre-leasing, can be leased together or individually. Suites delivered in white box condition with mostly open floor plan, ADA restroom, and HVAC installed.

## PROPERTY HIGHLIGHTS

- 1200 - 3600sf Available
- New Construction
- Easy access to Hwy and Interstate
- Ready Q3 2026

## OFFERING SUMMARY

Lease Rate:	Call to Discuss
Available SF:	1,200 - 3,600 SF
Year Built:	2026
Zoning:	C2
Market:	Trussville

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Maxar Technologies

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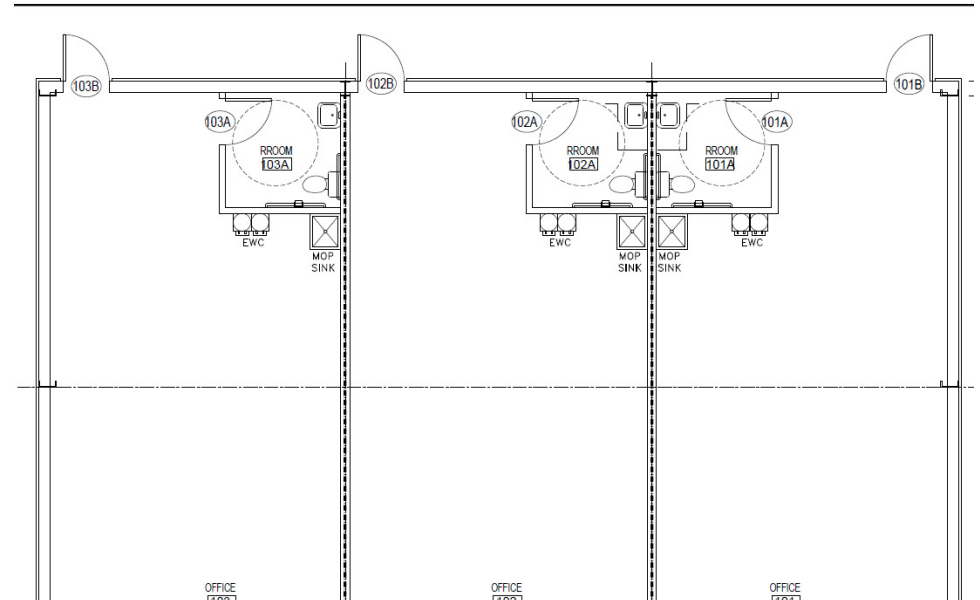
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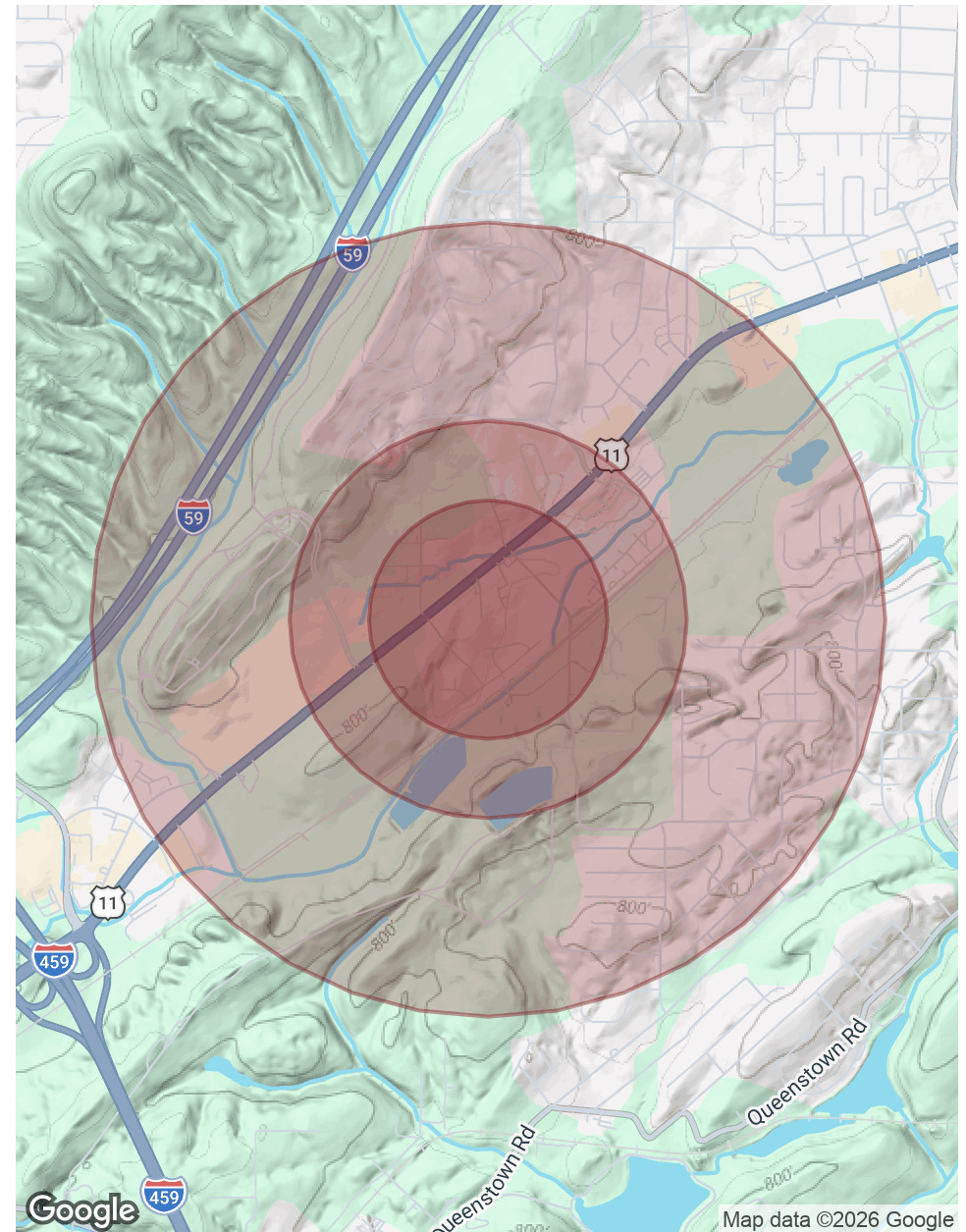
**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	293	824	4,668
Average Age	41	43	43
Average Age (Male)	38	40	41
Average Age (Female)	43	45	45

**HOUSEHOLDS & INCOME**

	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	377	1,865
# of Persons per HH	1.9	2.2	2.5
Average HH Income	\$96,061	\$103,126	\$106,764
Average House Value	\$425,897	\$391,108	\$343,524

*Demographics data derived from AlphaMap*



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