

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

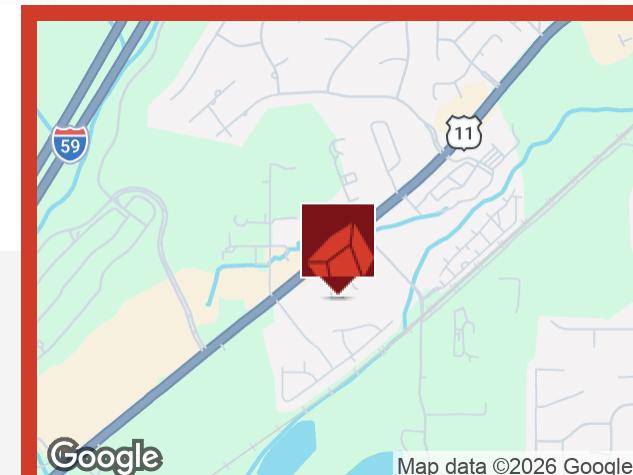
trushing@redrockrg.com

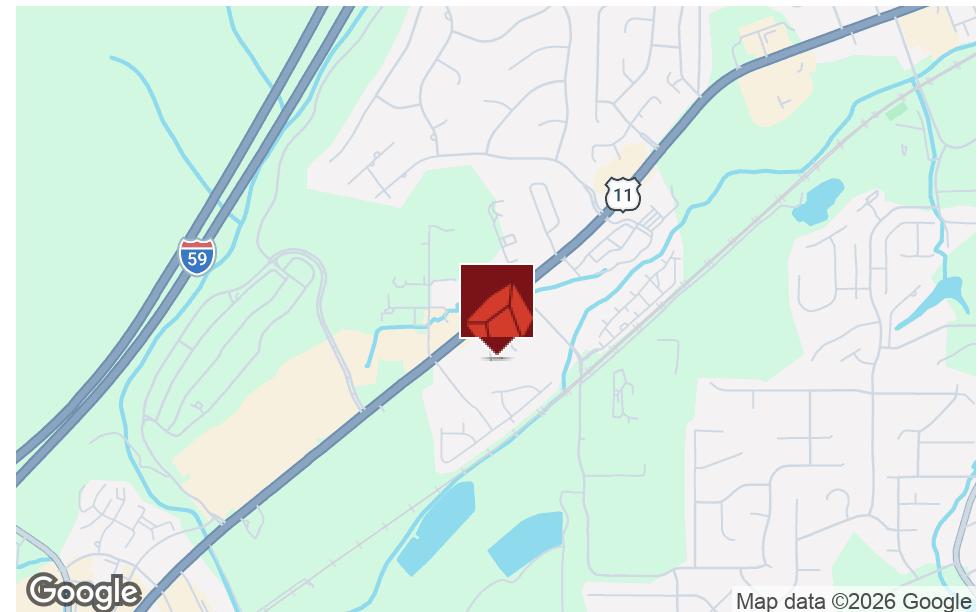
1425 Richard Arrington Jr. Blvd. S Suite 100

Birmingham, AL 35205

205.324.3383

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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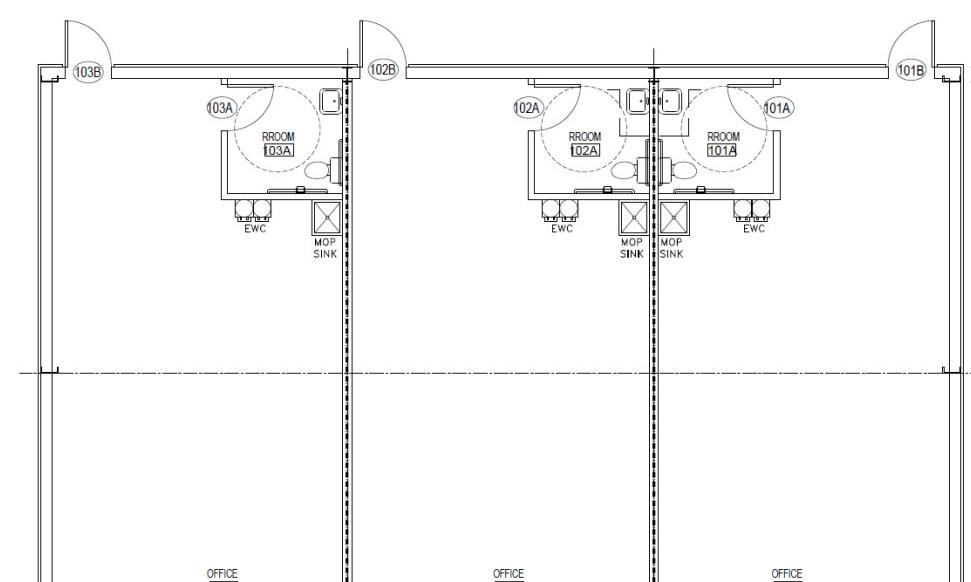
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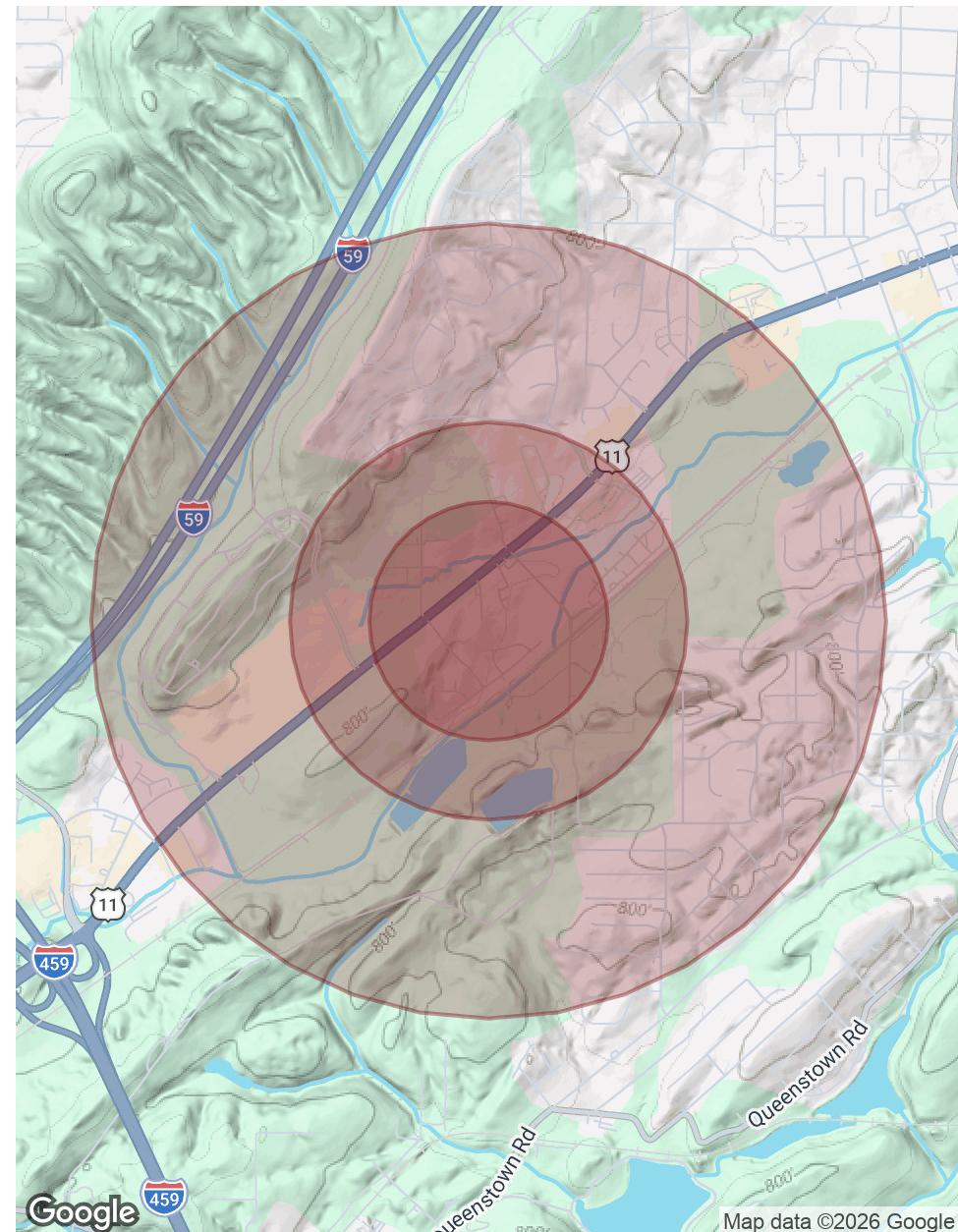
POPULATION

	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



Map data ©2026 Google

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