

OFFICE SPACE FOR LEASE

2032 Valleydale Rd ♦ Birmingham, AL ♦ 35244 ♦ Jefferson County



OFFICE SIZE: 3,000 SF ♦ PRICE: \$3,250 per month

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

LOCATION DETAILS

2032 Valleydale Rd ◇ Birmingham, AL ◇ 35244 ◇ Jefferson County

- ◆ 3,000 +/- sf
- ◆ Professional Office Space in Move-In Condition
- ◆ Windows offer natural light and pleasant views
- ◆ Front Door Parking
- ◆ Excellent Visibility and Exposure
- ◆ Street Monument Signage Available
- ◆ Beautiful Landscaping Building Design
- ◆ Shelby County
- ◆ Easy Access to I-65, Hwy 31, and Valleydale Rd.
- ◆ Entrance at Traffic Signal
- ◆ Rental Rate \$3,250 per month (\$13.00/sf)
- ◆ Tenant pays its share of utilities and expenses.
- ◆ Landlord will consider smaller suite sizes.



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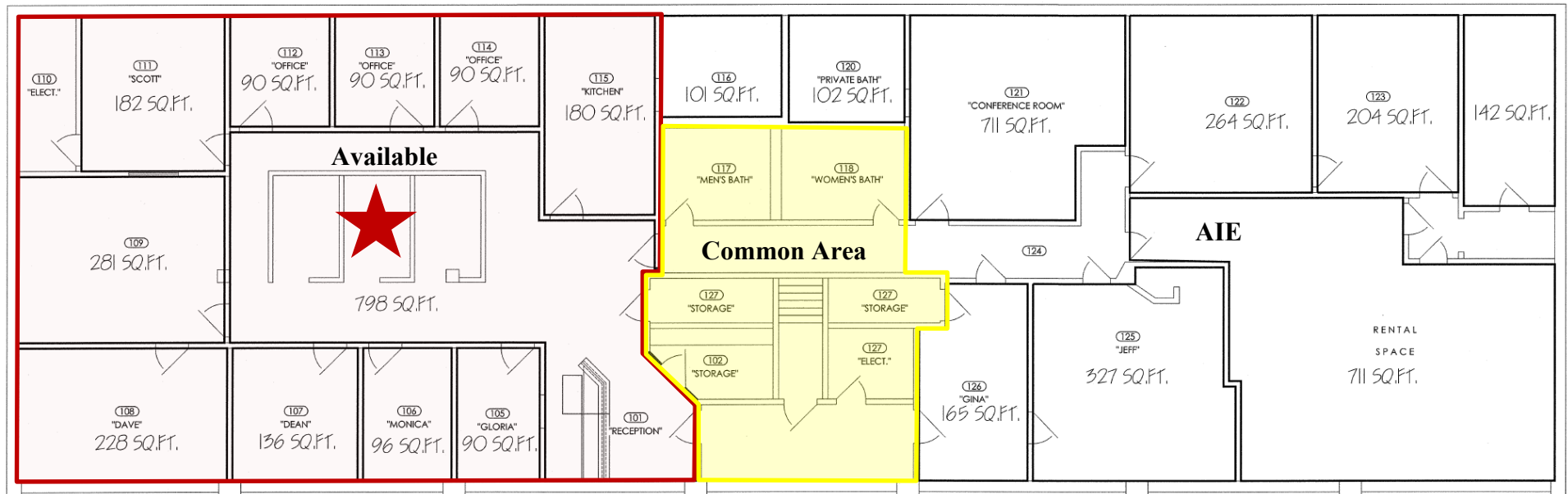
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FLOOR PLAN

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ARRINGTON ENGINEERING
NEW OFFICE LAYOUT

SCALE: 1/4" = 1'-0"

NEW OFFICE (2010-40)
NEW ORGANIC BLDG (042-40 (-920) FILED)
NEW OFFICE BUILDING (972-40)

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AERIAL MAP

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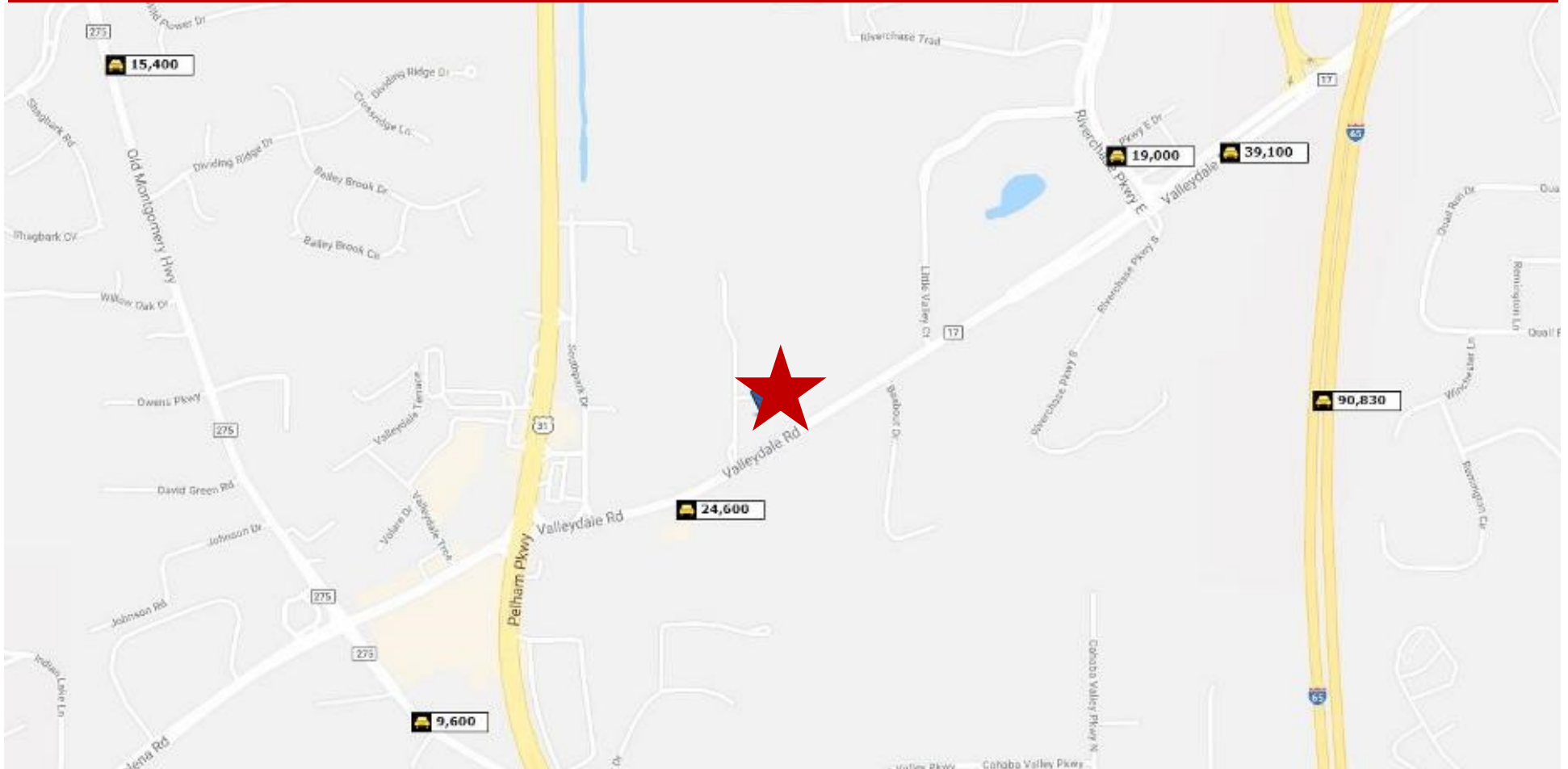
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TRAFFIC COUNTS

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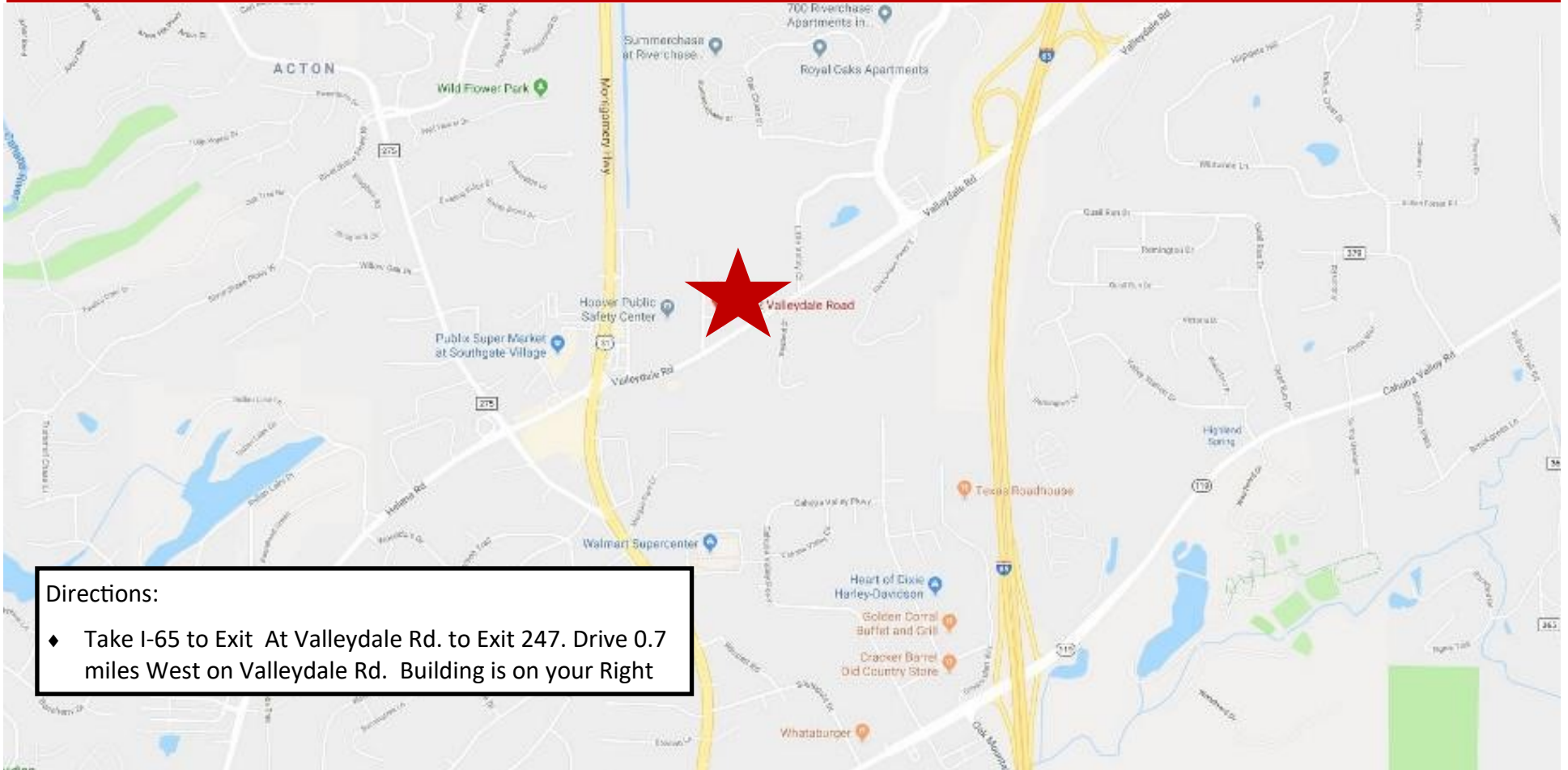
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LOCATION MAP

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Directions:

- ♦ Take I-65 to Exit At Valleydale Rd. to Exit 247. Drive 0.7 miles West on Valleydale Rd. Building is on your Right

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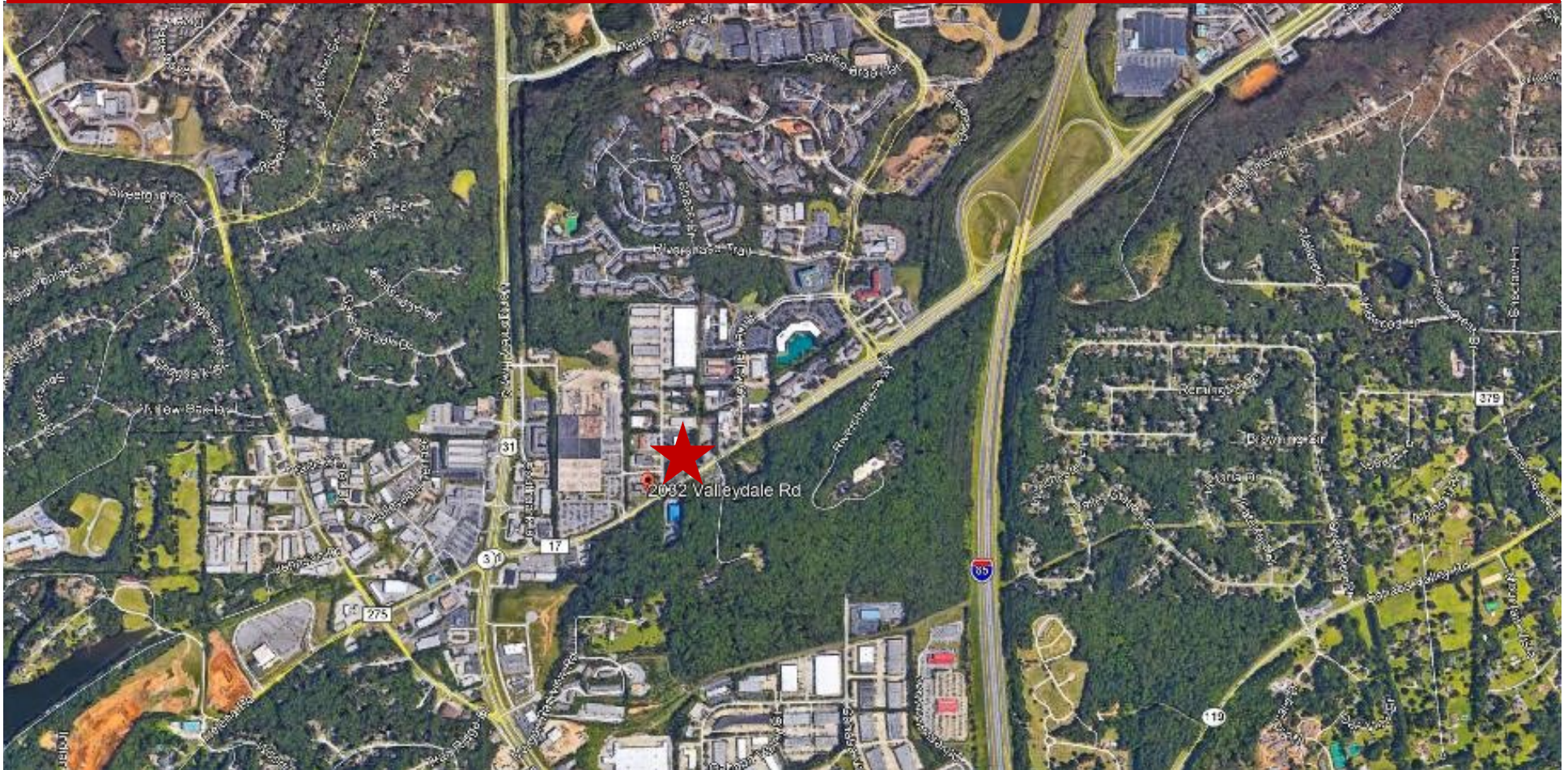
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AERIAL PHOTOS

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DEMOGRAPHICS

2032 Valleydale Rd ♦ Birmingham, AL ♦ 35244 ♦ Jefferson County

DEMOGRAPHIC SUMMARY

2032 Valleydale Rd, Hoover, Alabama, 35244

Ring of 5 miles

KEY FACTS

97,377

Population

39.3

Median Age



39,619

Households

\$75,908

Median Disposable Income

EDUCATION

3.0%

No High School Diploma



14.6%

High School Graduate



23.2%

Some College/
Associate's Degree



59.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$94,426

Median Household Income



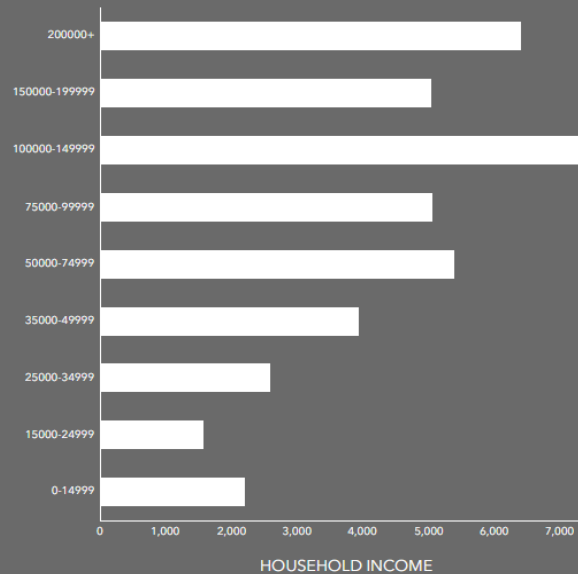
\$52,536

Per Capita Income

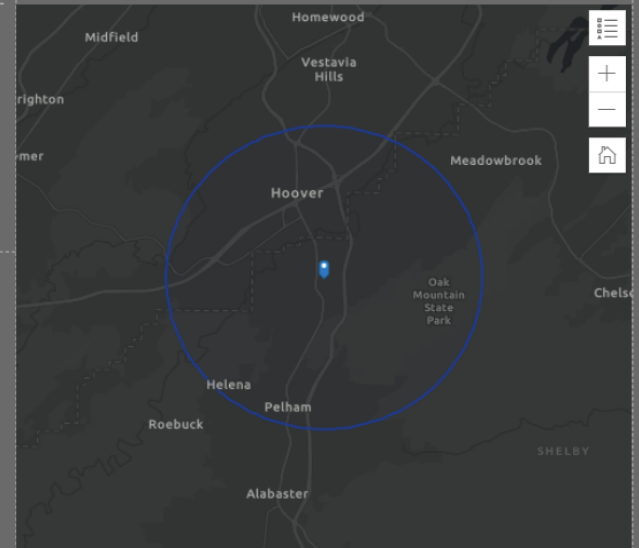


\$328,827

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

75.2%



Blue Collar

13.7%



Services

12.4%

2.2%

Unemployment Rate

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