

OFFICE FOR LEASE

2473 Valleydale Rd, Suite B ♦ Birmingham, AL ♦ 35244 ♦ Shelby County



SUITE SIZE: 760 +/- SF ♦ PRICE: \$895 per month Including all utilities

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
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*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

LOCATION DETAILS

2473 Valleydale Rd, Suite B ♦ Birmingham, AL ♦ 35244 ♦ Shelby County

- ♦ Suite B Available, Downstairs Unit
- ♦ 760 +/- sq. ft. Suite
- ♦ Built in 1988, Remodeled in 2024
- ♦ Access from Rutherford Loop and Valleydale Rd
- ♦ Easy Convenient Access to Hwy 280, Hwy 31 and I-65
- ♦ Ideal for: Professional use.
- ♦ Neighboring Tenants: Nationwide and Allen Realty.
- ♦ Excellent Front door parking.
- ♦ Signage Available
- ♦ Can be two separate suites.
- ♦ All utilities included.



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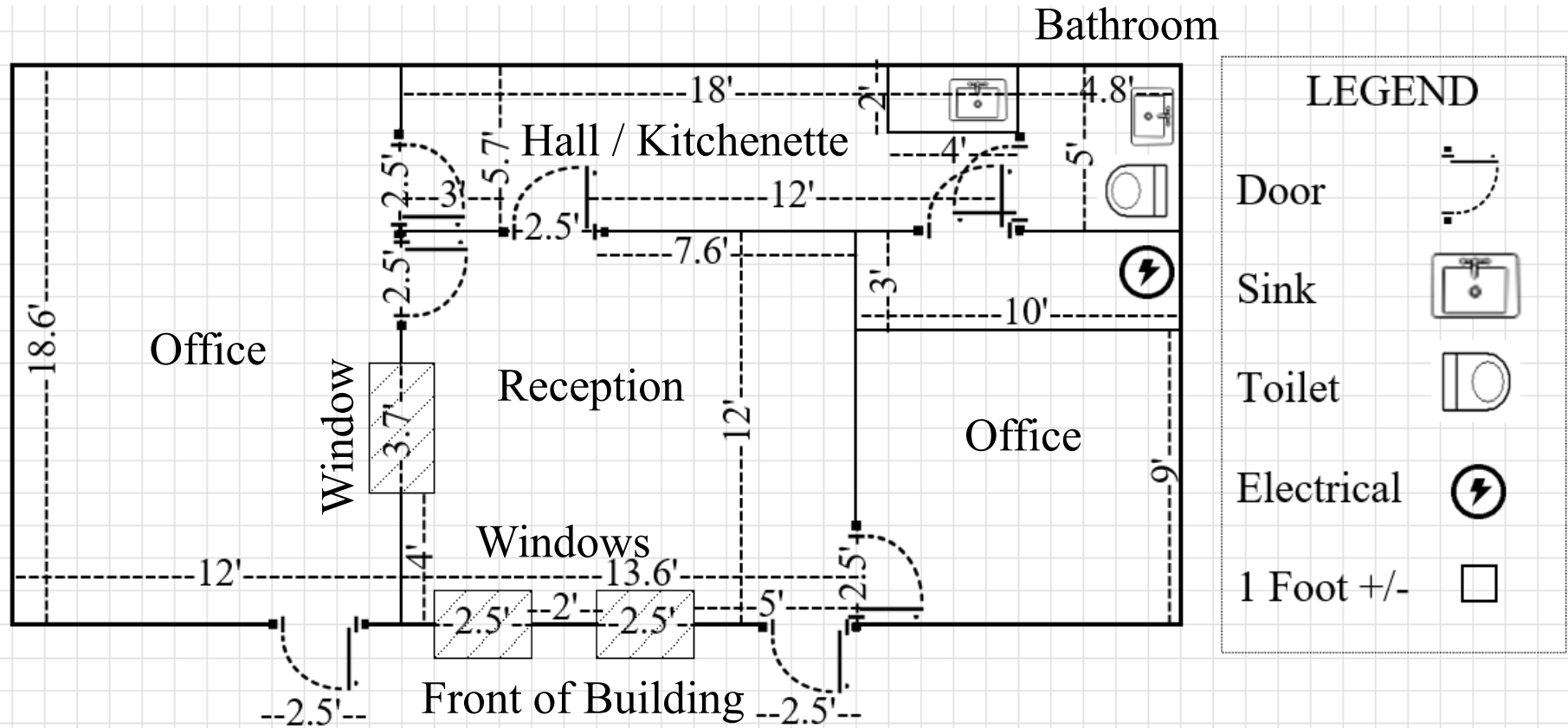
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FLOOR PLAN

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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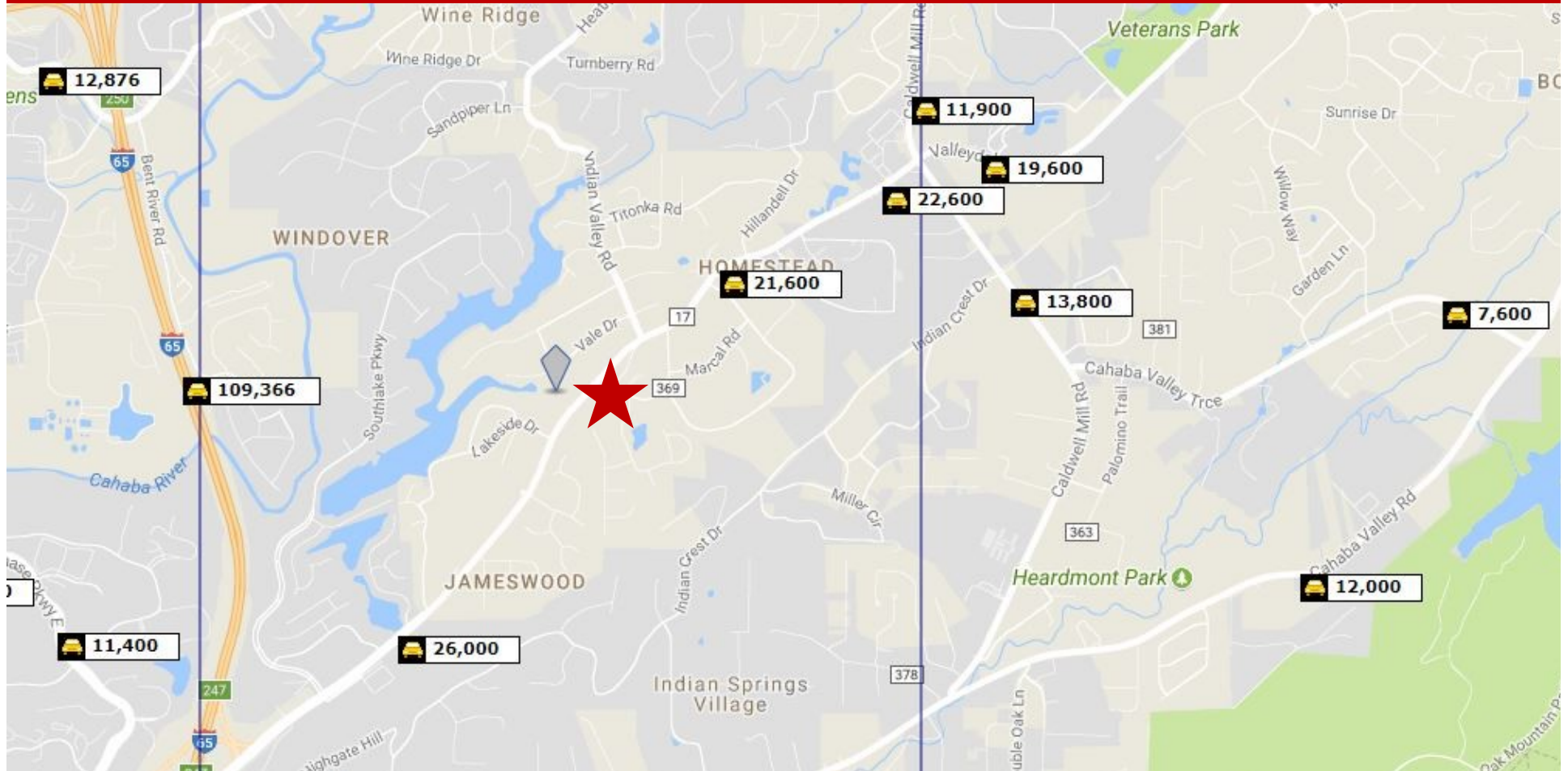
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TRAFFIC COUNTS

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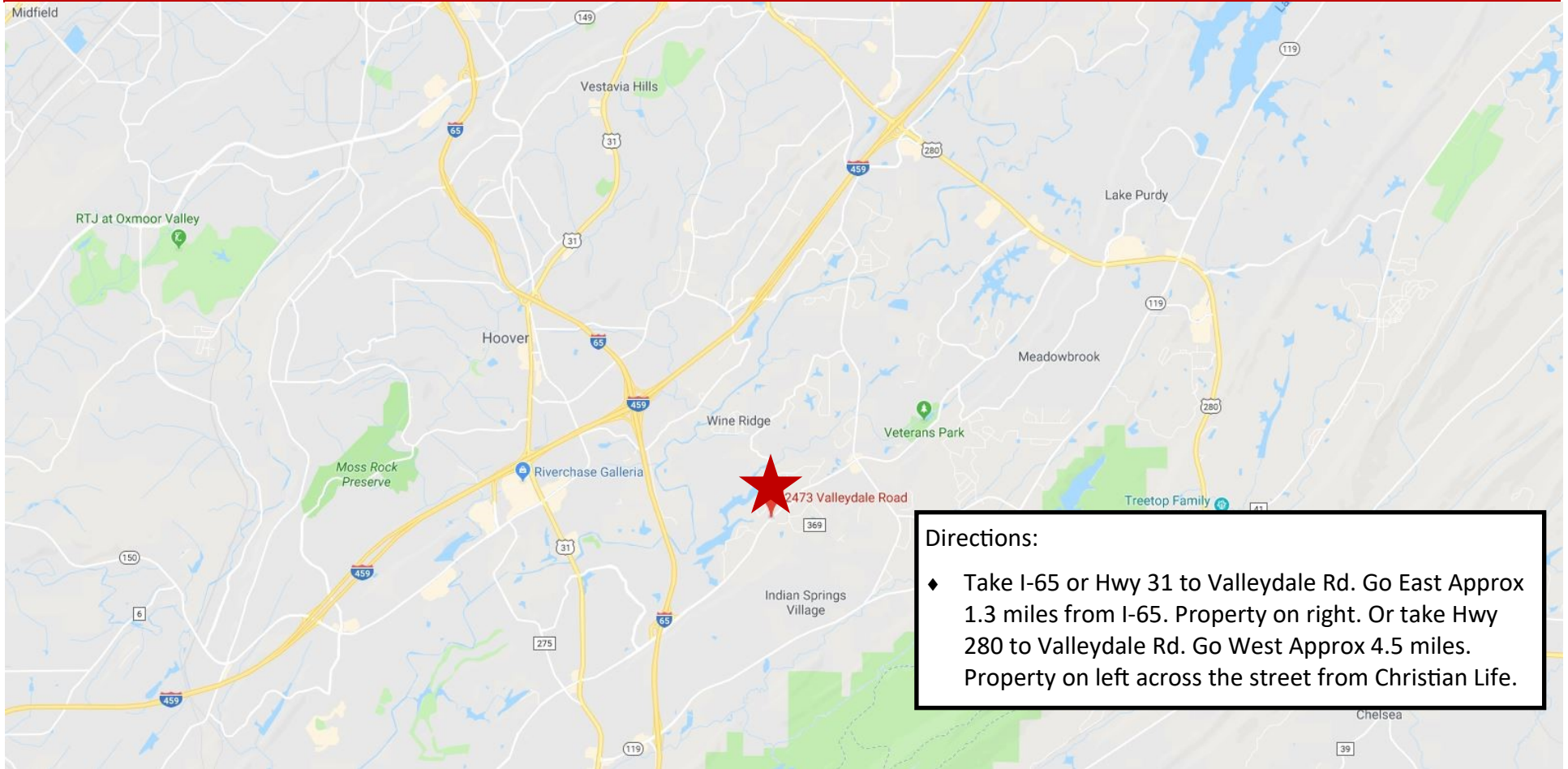


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LOCATION MAP

2473 Valleydale Rd, Suite B ♦ Birmingham, AL ♦ 35244 ♦ Shelby County



Directions:

- ♦ Take I-65 or Hwy 31 to Valleydale Rd. Go East Approx 1.3 miles from I-65. Property on right. Or take Hwy 280 to Valleydale Rd. Go West Approx 4.5 miles. Property on left across the street from Christian Life.

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DEMOGRAPHICS

2473 Valleydale Rd, Suite B ♦ Birmingham, AL ♦ 35244 ♦ Shelby County

DEMOGRAPHIC SUMMARY

2473 Valleydale Rd, Hoover, Alabama, 35244
Ring of 5 miles

KEY FACTS

112,165

Population



47,134

Households

38.7

Median Age

\$76,727

Median Disposable Income

EDUCATION

2.5%

No High School Diploma



13.6%

High School Graduate



22.4%

Some College/
Associate's Degree



61.4%

Bachelor's/Grad/ Prof Degree

INCOME



\$95,614

Median Household Income



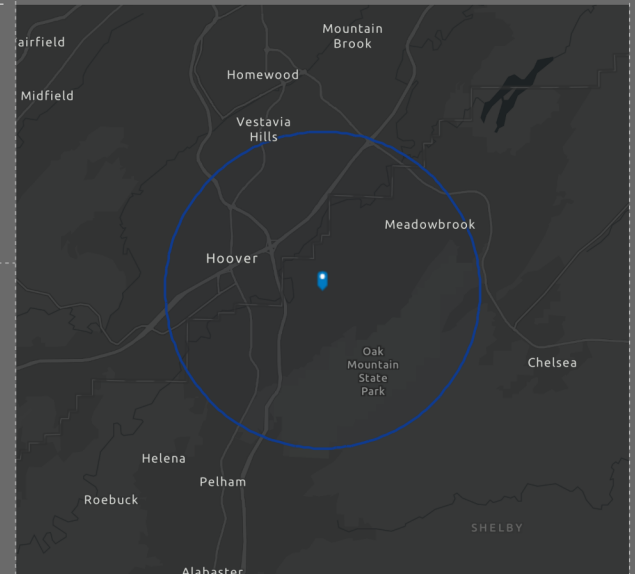
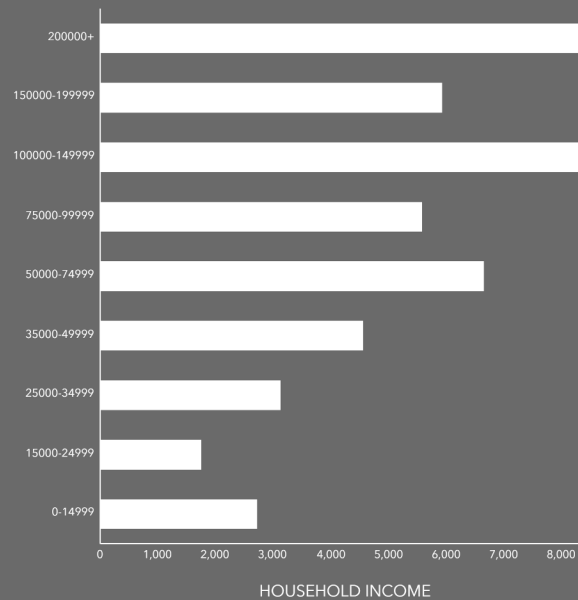
\$56,381

Per Capita Income



\$297,990

Median Net Worth



EMPLOYMENT



76.5%

White Collar



12.4%

Blue Collar



12.6%

Services

2.0%

Unemployment Rate

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