

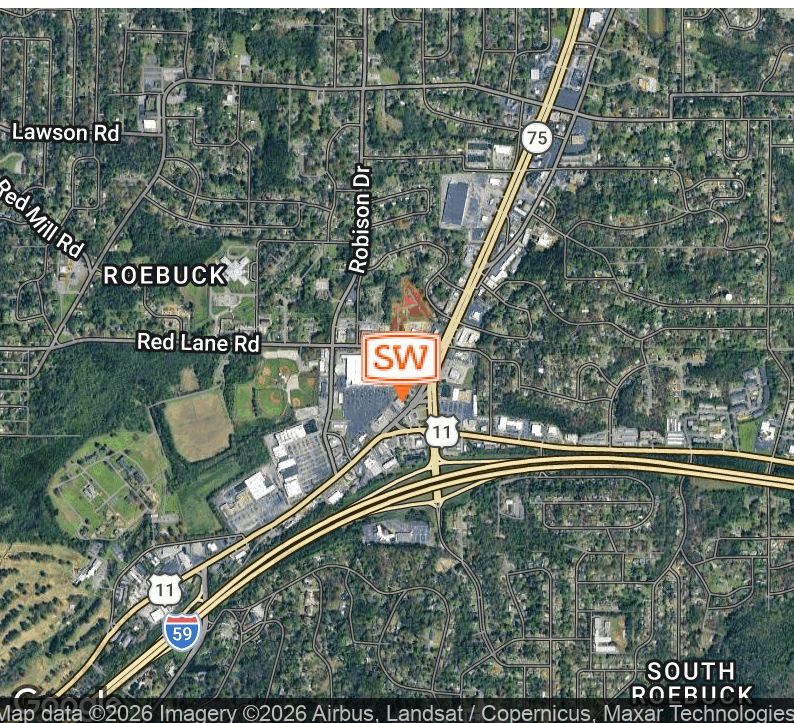
FOR LEASE

Roebuck Crossing

9256 Parkway E, Birmingham, AL 35206



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,800 SF
Lot Size:	0.94 Acres
Building Size:	10,235 SF

PROPERTY HIGHLIGHTS

- Endcap retail space available on Parkway E, just off I-59
- Shadow-anchored by Walmart
- Co-tenants include AT&T and Wingstop
- Excellent visibility

KEITH SHAMBLIN

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JOHN T. BROWN

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**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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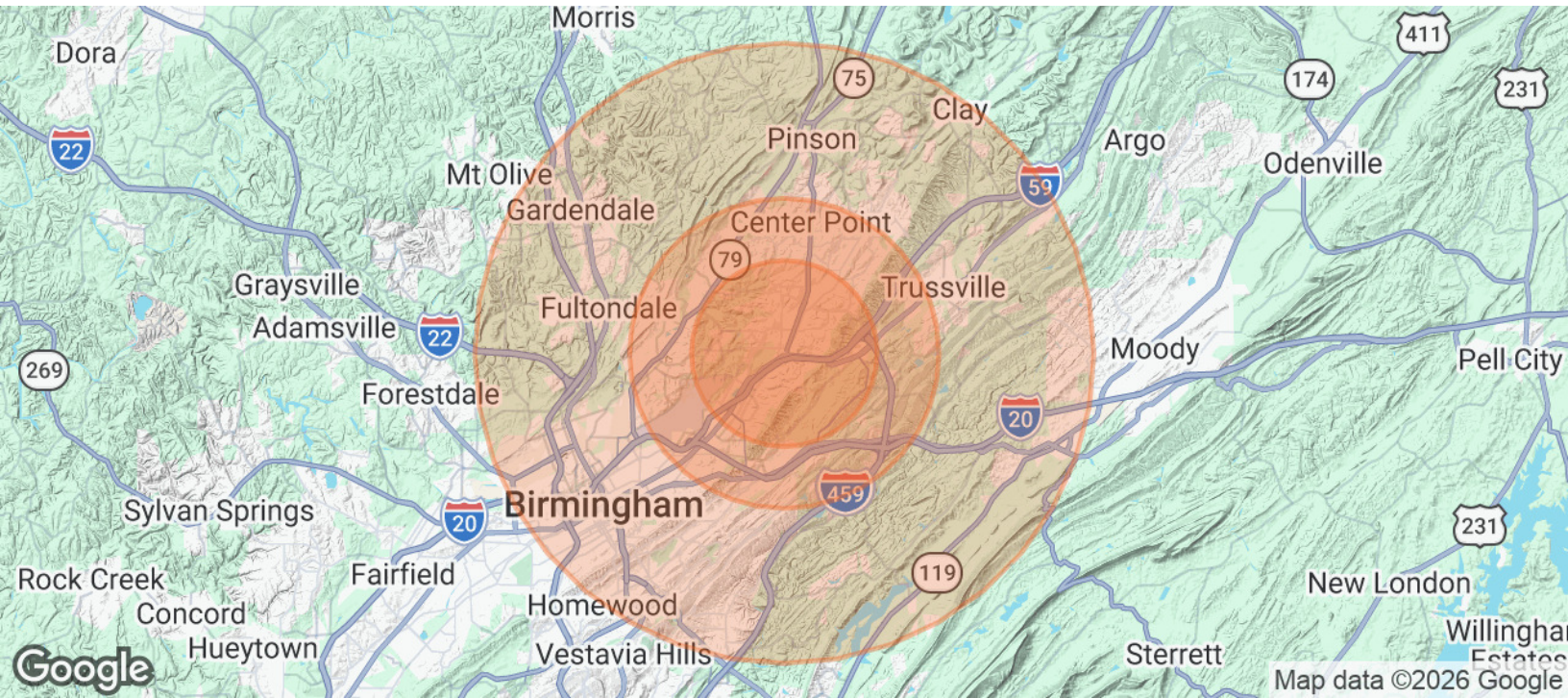
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	41,536	101,963	296,769
Average Age	38.0	38.3	38.8
Average Age (Male)	36.3	35.6	37.0
Average Age (Female)	38.6	39.9	40.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,799	40,881	121,850
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$64,535	\$71,561	\$103,961
Average House Value	\$164,167	\$197,321	\$348,875

2023 American Community Survey (ACS)

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