

OFFICE BUILDING FOR SALE

3057 Lorna Road ♦ Hoover, AL ♦ 35226 ♦ Jefferson County



BUILDING SIZE: 16,800 SF • PRICE: \$1,600,000

Mark Dinan, MBA, CCIM

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(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



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

LOCATION DETAILS

3057 Lorna Road ♦ Hoover, AL ♦ 35226 ♦ Jefferson County

- ♦ Well Known, Recognized Location
- ♦ Easy and Convenient Access only 1/2 mile to I-65.
- ♦ Abundant Curb Side Level Parking for 78 cars.
- ♦ 16,800 SF Two Story Building.
- ♦ Excellent Condition, Built 1989.
- ♦ Ideal for Owner, User or Investor.
- ♦ Very Well Maintained. Parking Lot recently sealed.
- ♦ Highly visible Building and Monument Signage
- ♦ Attractive Architecture and Landscaping
- ♦ Property Taxes: \$31,939 (2022)
- ♦ \$87,000 Rental Income from 3 national tenants.
- ♦ Near Major Retailers and Businesses Including Publix, Regions, Wells Fargo, Golden Rule, McDonalds, Chick-fil-a, Krispy Kreme, Starbucks and many others.
- ♦ City of Hoover Investing in the Area.



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AERIAL PHOTO

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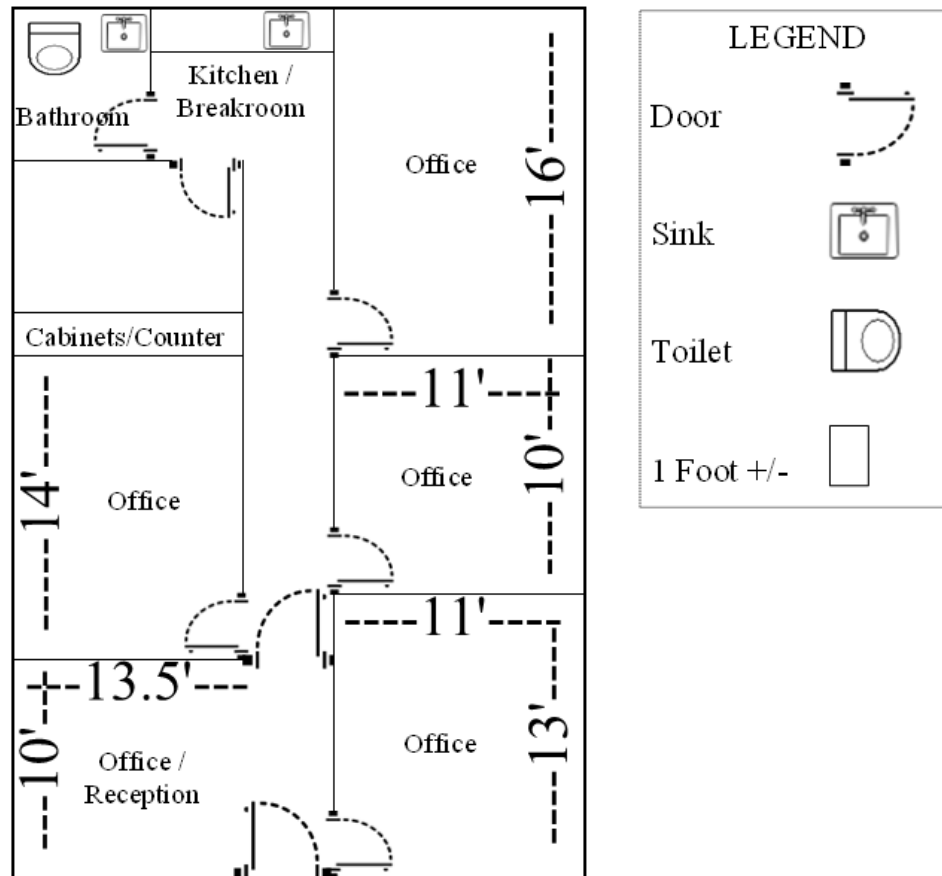
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FIRST FLOOR PLAN

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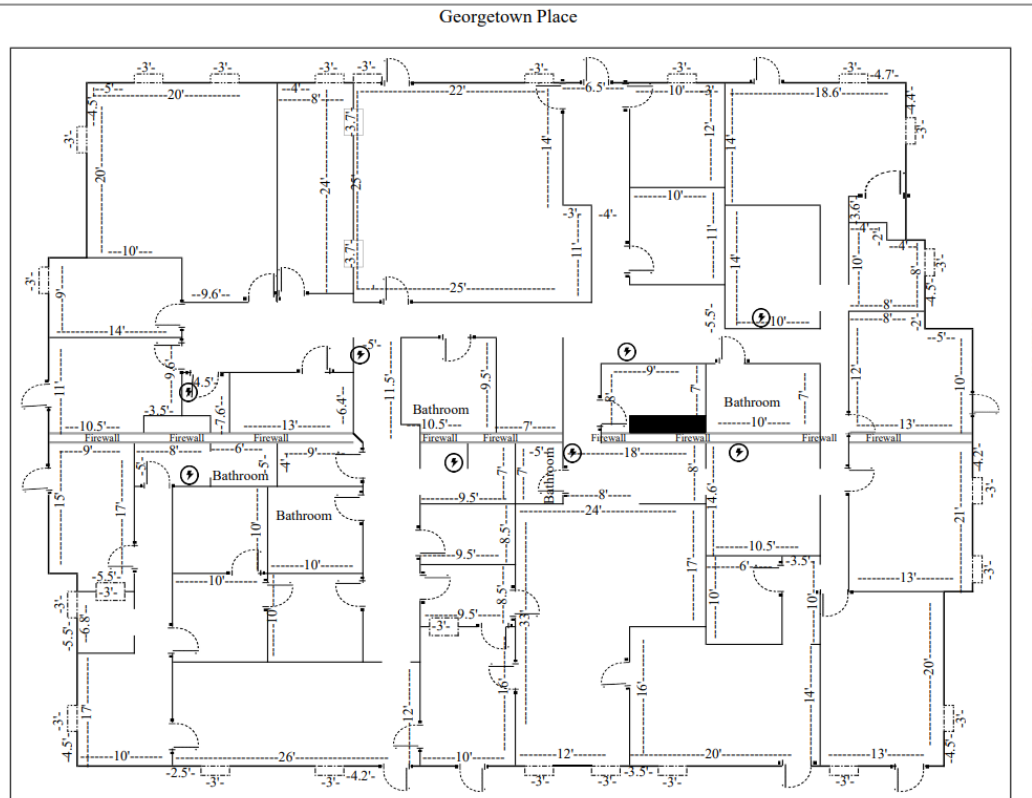
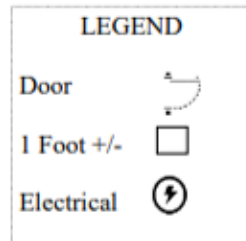
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SECOND FLOOR PLAN

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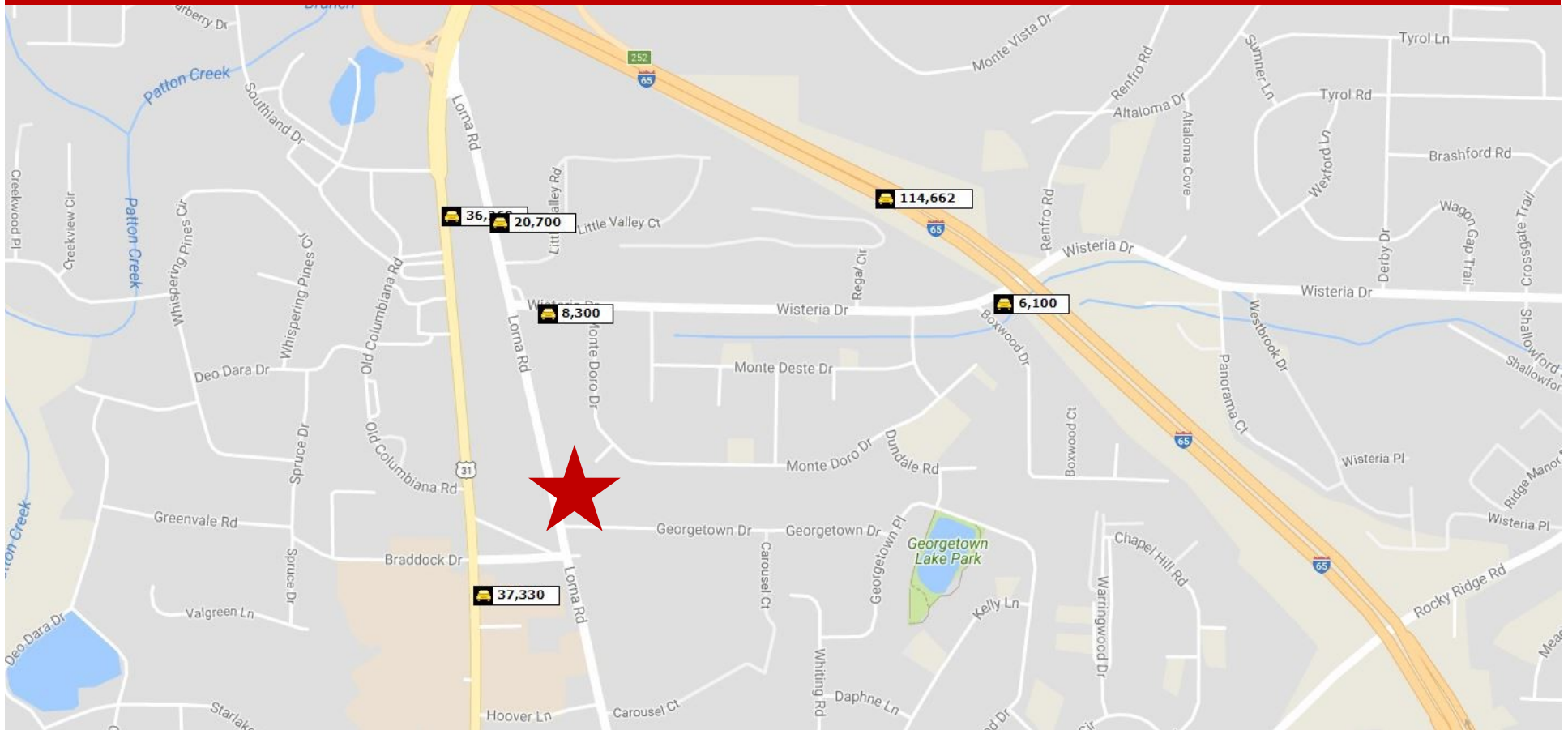
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TRAFFIC COUNTS

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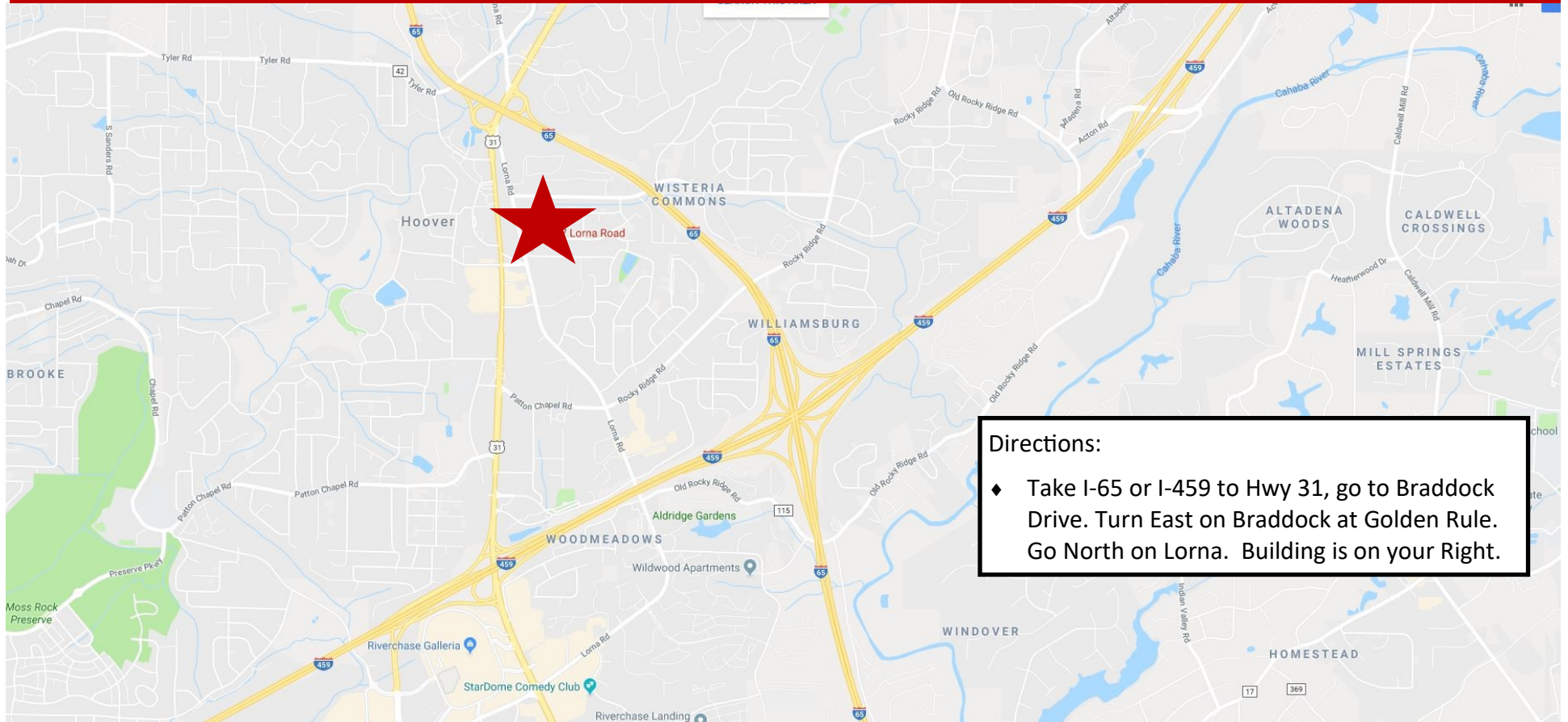
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LOCATION MAP

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Directions:

- ♦ Take I-65 or I-459 to Hwy 31, go to Braddock Drive. Turn East on Braddock at Golden Rule. Go North on Lorna. Building is on your Right.

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ATTRACTIONS MAP

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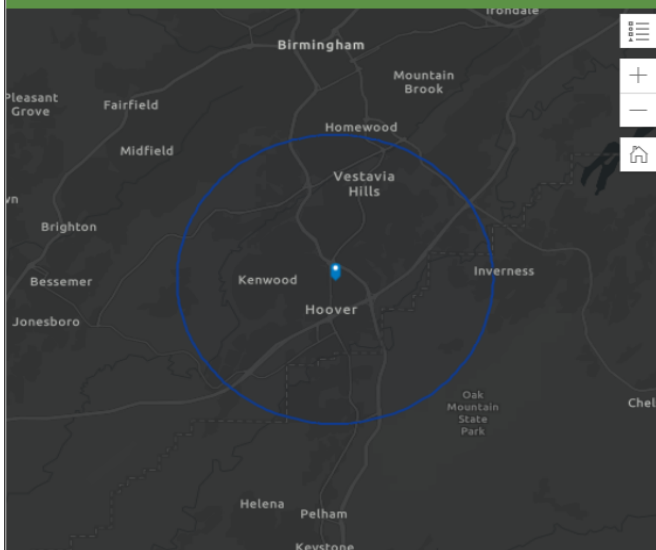
DEMOGRAPHICS

3057 Lorna Road ♦ Hoover, AL ♦ 35226 ♦ Jefferson County

DEMOGRAPHIC PROFILE

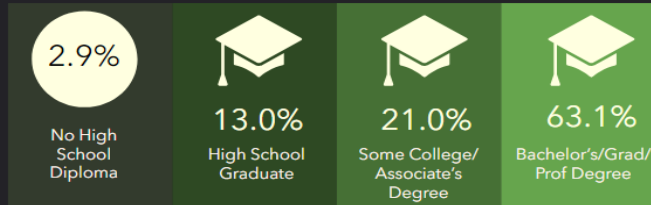
3057 Lorna Rd, Hoover, Alabama, 35216

Ring of 5 miles



Source: This infographic contains data provided by Esri (2023, 2028).
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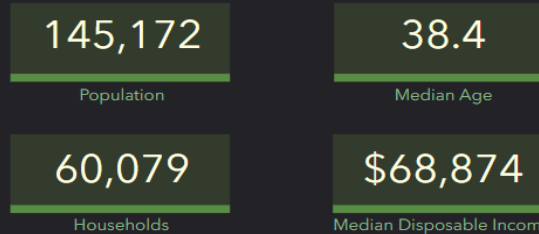
EDUCATION



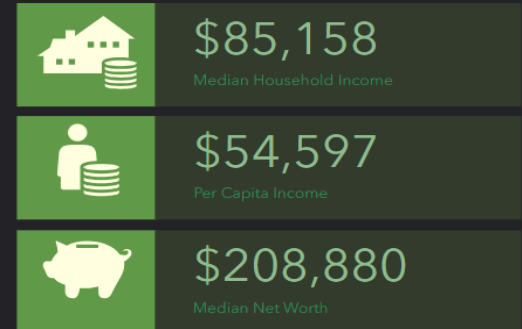
EMPLOYMENT



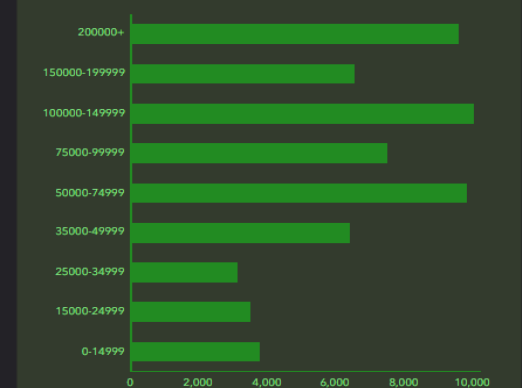
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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