

FOR SALE / LEASE

Brook Highland Office/Retail

5235 Highway 280
Birmingham, AL 35242

BUILDING SIZE 12,000 SF

SITE SIZE 0.956 Acres

SALE PRICE: \$3,750,000










LEASE RATE: \$27.00 SF/ (NNN)

PROPERTY HIGHLIGHTS

- 12,000 SF Brick building built in 2000 on .96 acre lot
- Zoned C-2
- Retail or office use
- Building has large, open meeting areas as well as private offices, conference room, and break room/kitchen
- Elevated pole signage faces US Hwy. 280
- 51 parking spaces, including two handicap spaces
- Grade level loading door
- Outparcel within Brook Highland Plaza, a 549,466 SF regional power center anchored by Lowes, Best Buy, Ulta, Home Goods, Michaels and Petco. The property is across US Hwy. 280 from Meadow Brook Corporate Park, a Class A, 843,500 SF office park
- Over 82,000 VPD on US Hwy. 280



DEMOGRAPHIC & INCOME PROFILE

	Population	Household Income	Daytime Population
1-Mile Radius	 5,033	 \$81,096	 10,330
3-Mile Radius	 42,279	 \$99,749	 47,742
5-Mile Radius	 86,339	 \$110,030	 95,193



Information deemed reliable; not guaranteed.

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