

3745 HELENA RD
Helena, AL 35080



OFFERING SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Year Built:	2007
Building Size:	3,600 SF
Zoning:	B-4 (Business Renaissance District)

PROPERTY OVERVIEW

This versatile property offers a prime leasing opportunity with excellent visibility and accessibility. Featuring a retail entry on Helena Road and a duplex entry on 2nd Street, the space is designed for maximum convenience. Built in 2007, the property has been recently renovated, ensuring a modern and well-maintained environment. The available 1,800 sq. ft. space is ideal for office or retail use, providing flexibility to accommodate a variety of business needs. With a functional layout and updated finishes, this space is move-in ready for businesses seeking a high-quality location. Don't miss the chance to establish your presence in this well-maintained and strategically positioned property.

PROPERTY HIGHLIGHTS

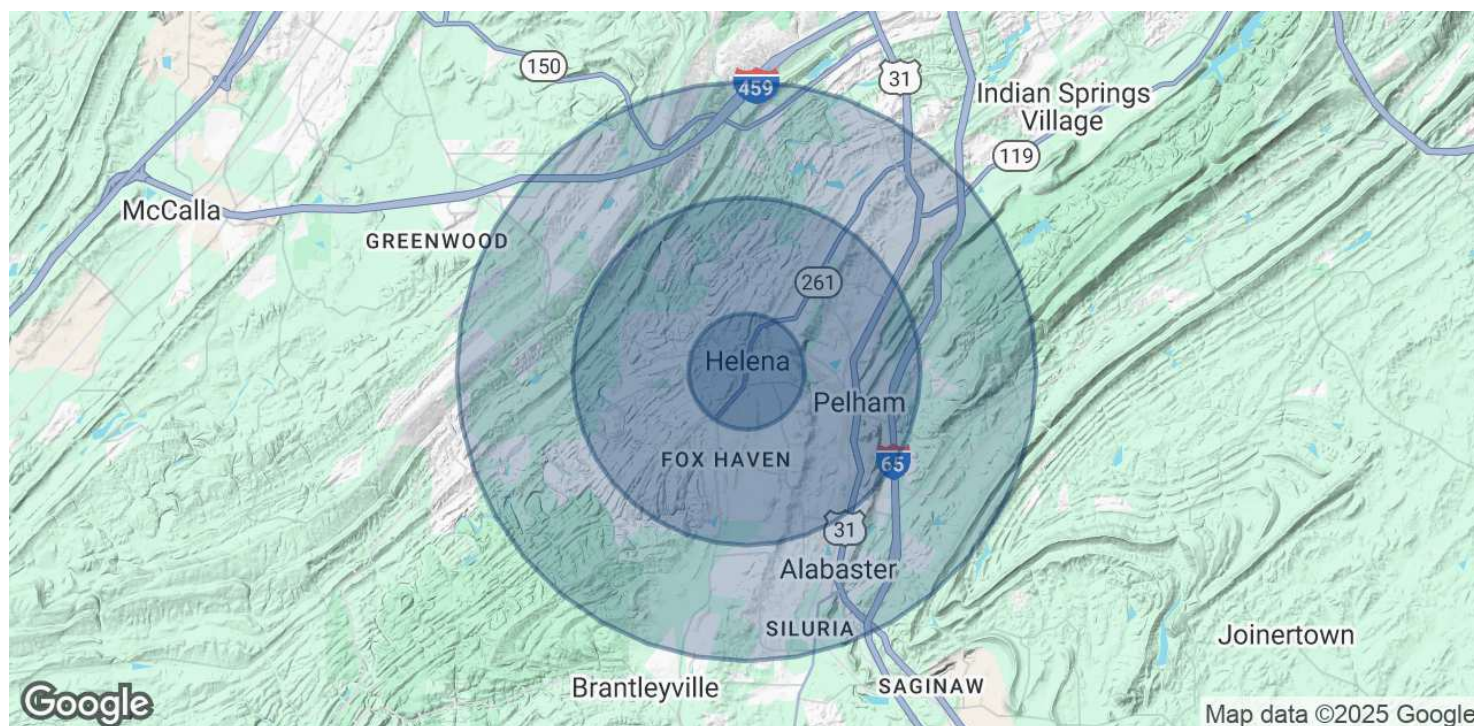
- Retail entry on Helena Road
- Highly visible location with strong street presence
- Versatile floor plan suitable for a variety of business needs
- Strategically positioned for maximum exposure

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,350	36,653	82,559
Average Age	36	38	39
Average Age (Male)	35	36	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,465	13,309	30,070
# of Persons per HH	3	2.8	2.7
Average HH Income	\$129,661	\$120,027	\$121,053
Average House Value	\$341,133	\$306,906	\$324,805

Demographics data derived from AlphaMap

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