



OFFICE SPACE FOR LEASE

1972 Gadsden Hwy, Trussville, AL 35235

Ideally located office space for lease along Gadsden Hwy (US 11)



LEASE RATE:

\$21/SF full service

AVAILABILITY:

3,697 SF



DETAILS:

- Total Building area is 16,684 SF on 1.88 acres
- Built in 2004
- Ample parking with ±92 spaces
- Sharing the building with the Social Security Administration who recently downsized
- **Landlord will provide turn key buildout for a 5-7 year lease.**



LOCATION:

- Ideal location along busy Gadsden Hwy in the heart of Trussville's retail core
- Nearby retailers include Target, Academy Sports, Home Depot, At Home, Belk, Petco, Aldi and many more!



HARBERT
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

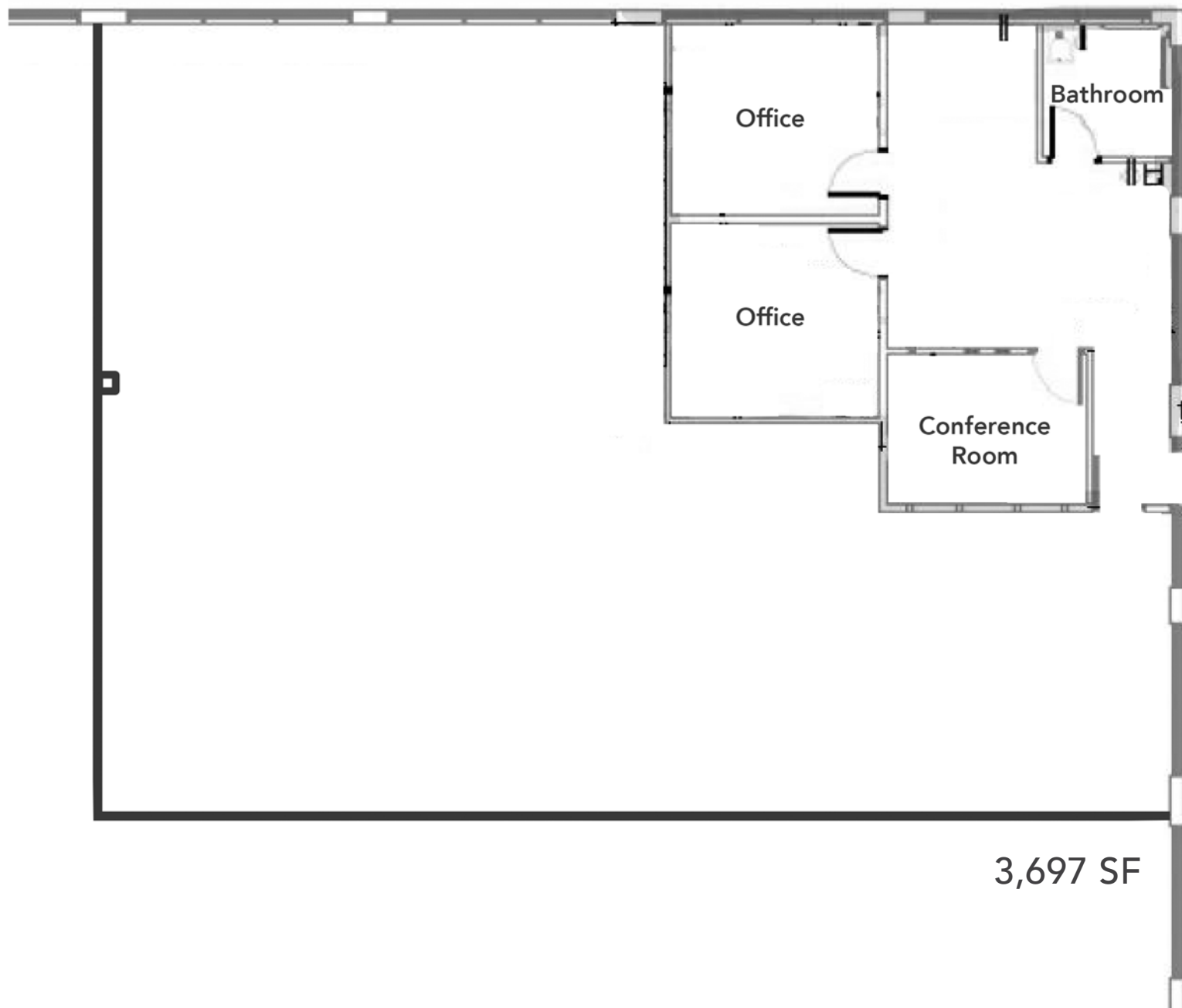
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

OFFICE SPACE FOR LEASE

1972 Gadsden Hwy, Trussville, AL 35235

Ideally located office space for lease along Gadsden Hwy (US 11)



3,697 SF



CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

LACEY SCOTT
lscott@harbertrealty.com | 205.401.1130

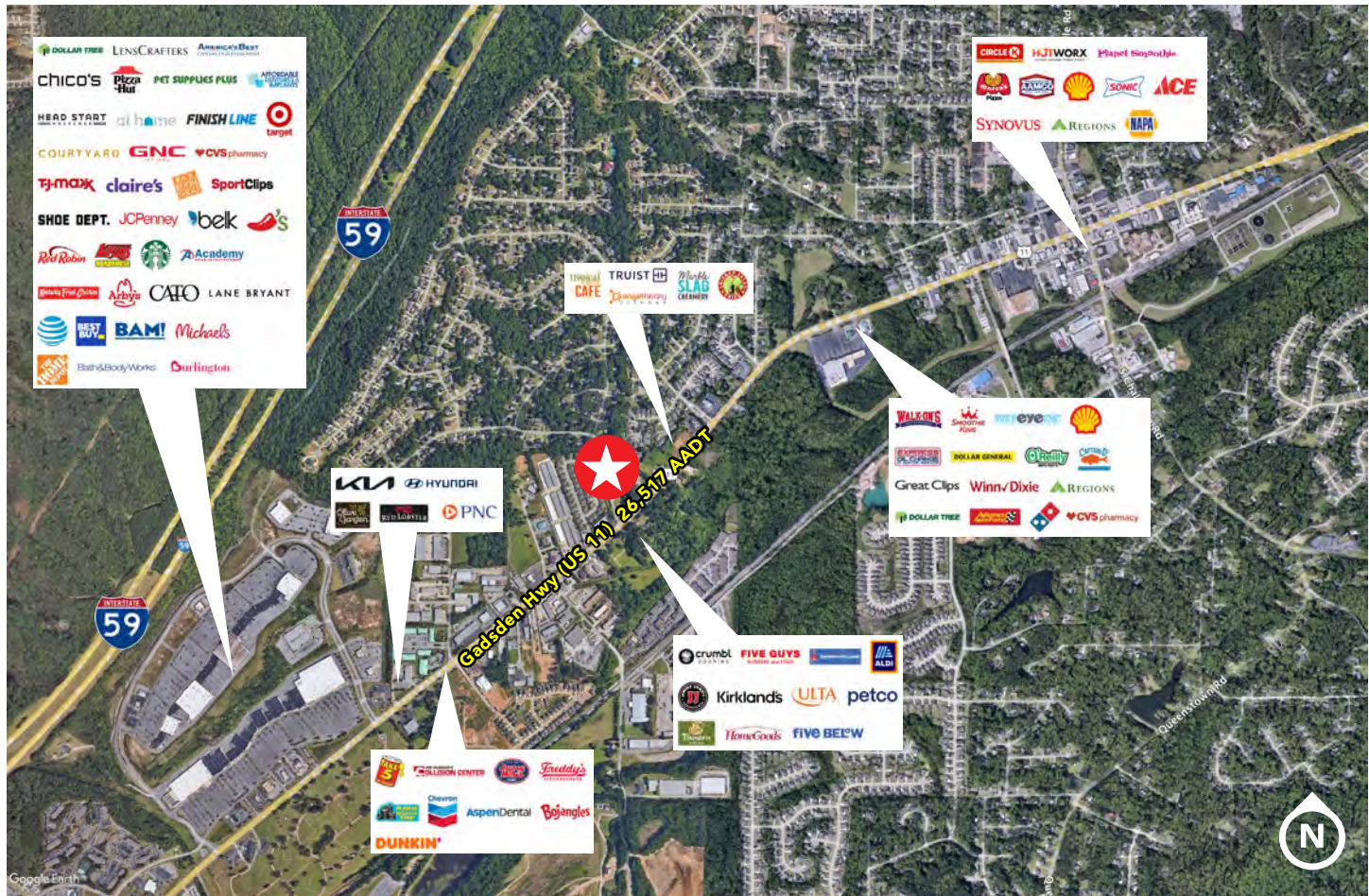
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

OFFICE SPACE FOR LEASE

1972 Gadsden Hwy, Trussville, AL 35235

Ideally located office space for lease along Gadsden Hwy (US 11)



TRADE AREA



12 MONTH DEMOGRAPHICS WITHIN 1000 FT OF THE SITE

Visits	2.4M
Visitors	383.3K
Visit Frequency	6.19x
Avg Dwell Time	22 minutes

POPULATION

1 Mile	3 Miles	5 Miles
3,713	32,019	78,651

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
1,526	12,251	30,102

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$144,524	\$110,919	\$97,245



CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

LACEY SCOTT
lscott@harbertrealty.com | 205.401.1130

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.