

SALE PRICE REDUCED

Colliers



For Sale or Lease

±6,372 SF

Well-Established Child Care Facility in Birmingham, AL

1700 Corporate Drive, Birmingham, Alabama, 35242

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Accelerating success.

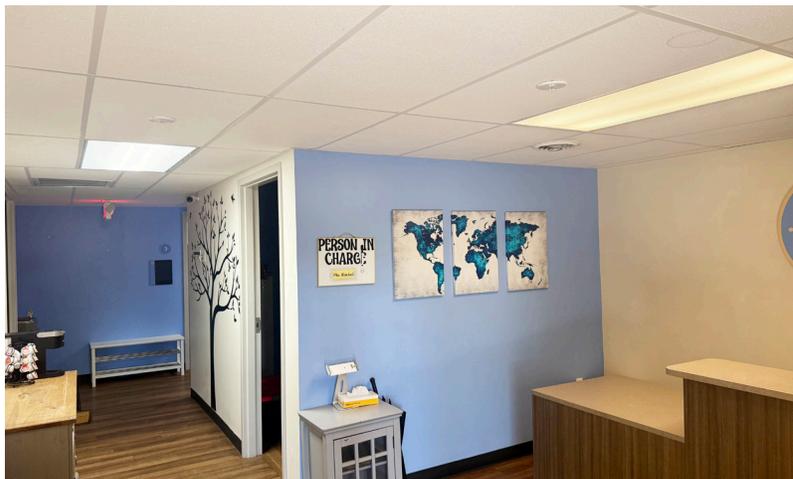
Property Overview

Building Specifications

Address	1700 Corporate Drive Birmingham, AL 35242
Building Size	±6,372 SF
Lot Size	0.81 Acres
Sale Price	\$1,995,000 \$1,650,000
Lease Rate	\$20.00/SF; NNN
Parking	18 Spaces, on-site paved parking spots

Additional Highlights

- Interior refresh in 2022
- Located in a 175-acre master-planned corporate park bustling with dozens of thriving companies
- Nestled among prestigious neighborhoods home to affluent, high income residents
- Building monument signage available
- Close proximity and easy access to US Highway 280, US Highway 119, I-459 and I-65



Neighborhood Tapestry

	Population	HH	Average # Children	Median Age	Home Value
1 Mile Radius	4,175	1,802	2.3	39.8	\$394,000
3 Mile Radius	42,722	18,161	2.4	40.5	\$439,000
5 Mile Radius	80,156	33,839	2.4	40.36	\$431,000

	Businesses	Employees	Median HH Income	Bachelor Degree
1 Mile Radius	734	7,774	\$125,000	68%
3 Mile Radius	2,133	23,320	\$115,000	65%
5 Mile Radius	4,448	48,478	\$114,000	67%



9%

of surrounding population > 9 y/o

19%

of household income spent on daycare with 2 children in AL

Brookhighland Shopping Center

Tattersall Shopping Center



1700 Corporate Drive

Contact Us:

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