



**PROPERTY DESCRIPTION**

+/-2400sf Retail/Medtail Suite for Sub Lease. Located less than a mile off I65 Exit 272 adjacent to Gardendale High School and many medical providers. Co-Tenants P4 Physical Therapy, Nephrology Associates and HopeBridge.

**PROPERTY HIGHLIGHTS**

- ADA Accessible
- Open Floor Plan
- New HVAC
- Immediately Available
- End Cap Suite

**OFFERING SUMMARY**

Lease Rate:	\$15.50 - 16.00 SF/yr (NNN)
Available SF:	2,400 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,736	11,553	69,342
Total Population	14,199	29,048	175,244
Average HH Income	\$96,036	\$93,708	\$69,614

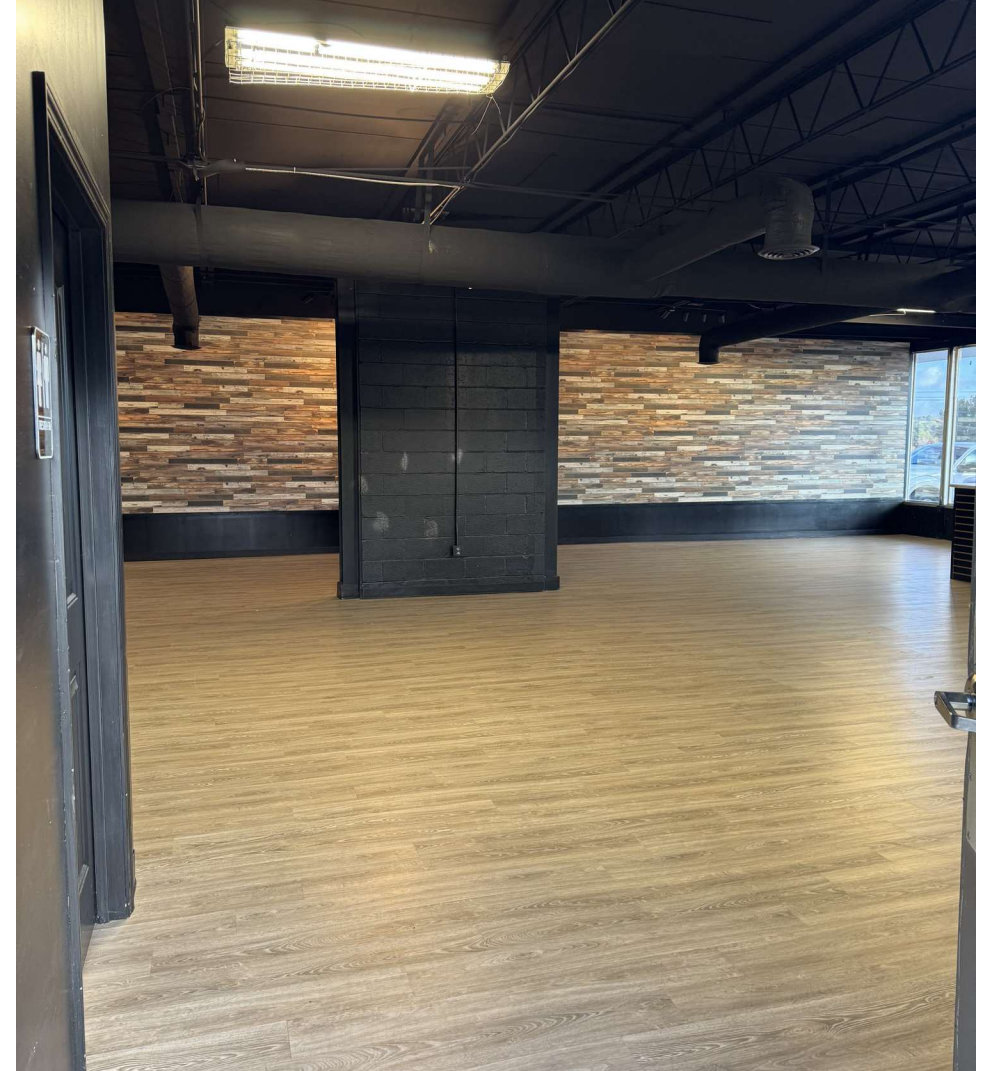
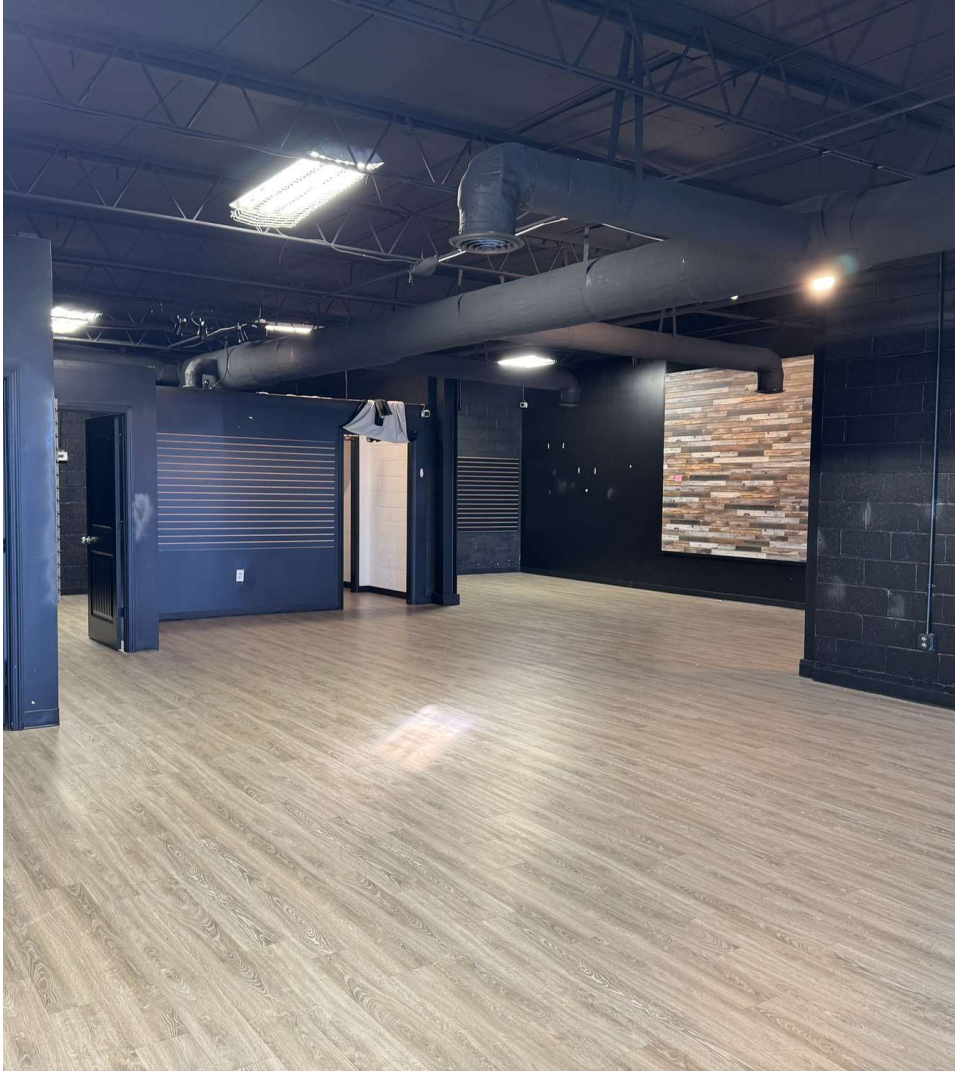
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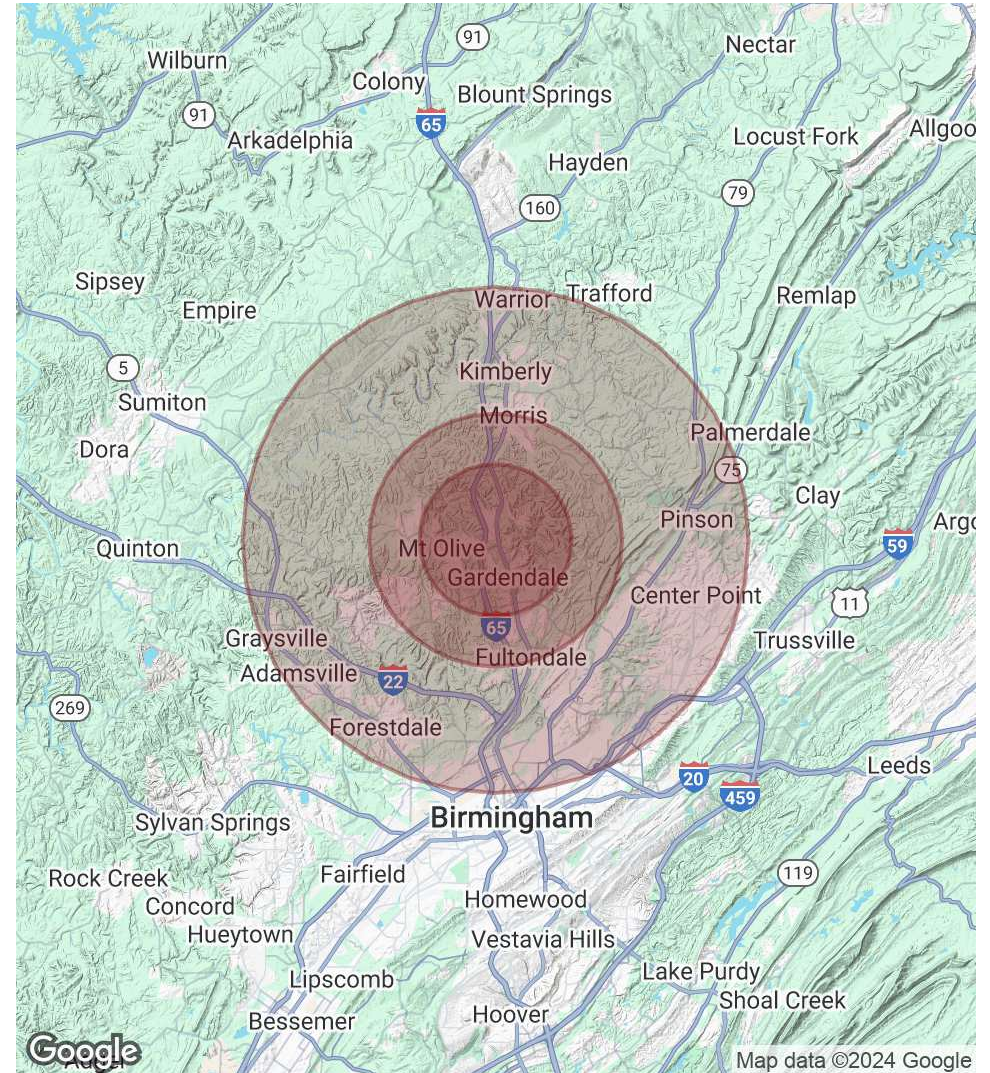
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	14,199	29,048	175,244
Average Age	44	42	40
Average Age (Male)	42	41	38
Average Age (Female)	45	44	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	5,736	11,553	69,342
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$96,036	\$93,708	\$69,614
Average House Value	\$272,258	\$255,531	\$193,026

Demographics data derived from AlphaMap



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