



PROPERTY DESCRIPTION

Newly renovated building with +/-14,000sf of open retail available on the main level in two suites. Downstairs flex warehouse space with dock and man door access. Suites can be leased together or separately. Large onsite parking lot with ability to have yard space. Conveniently located near old downtown Alabaster and just off I-65 near intersection of 119 and 31. Perfect for retail user, light industrial, storage, or alternative use.

PROPERTY HIGHLIGHTS

- UNDER NEW OWNERSHIP!!!
- High traffic corridor surrounded by national retailers
- 13' main level ceilings and loading docks on each suite
- Excellent basement storage space available with additional loading dock
- Ample parking and lay down area in rear with tons of excess land

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	6,800 - 7,700 SF
Lot Size:	4.3 Acres
Building Size:	20,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	195	1,398	13,372
Total Population	545	3,946	37,118
Average HH Income	\$76,468	\$85,999	\$106,159

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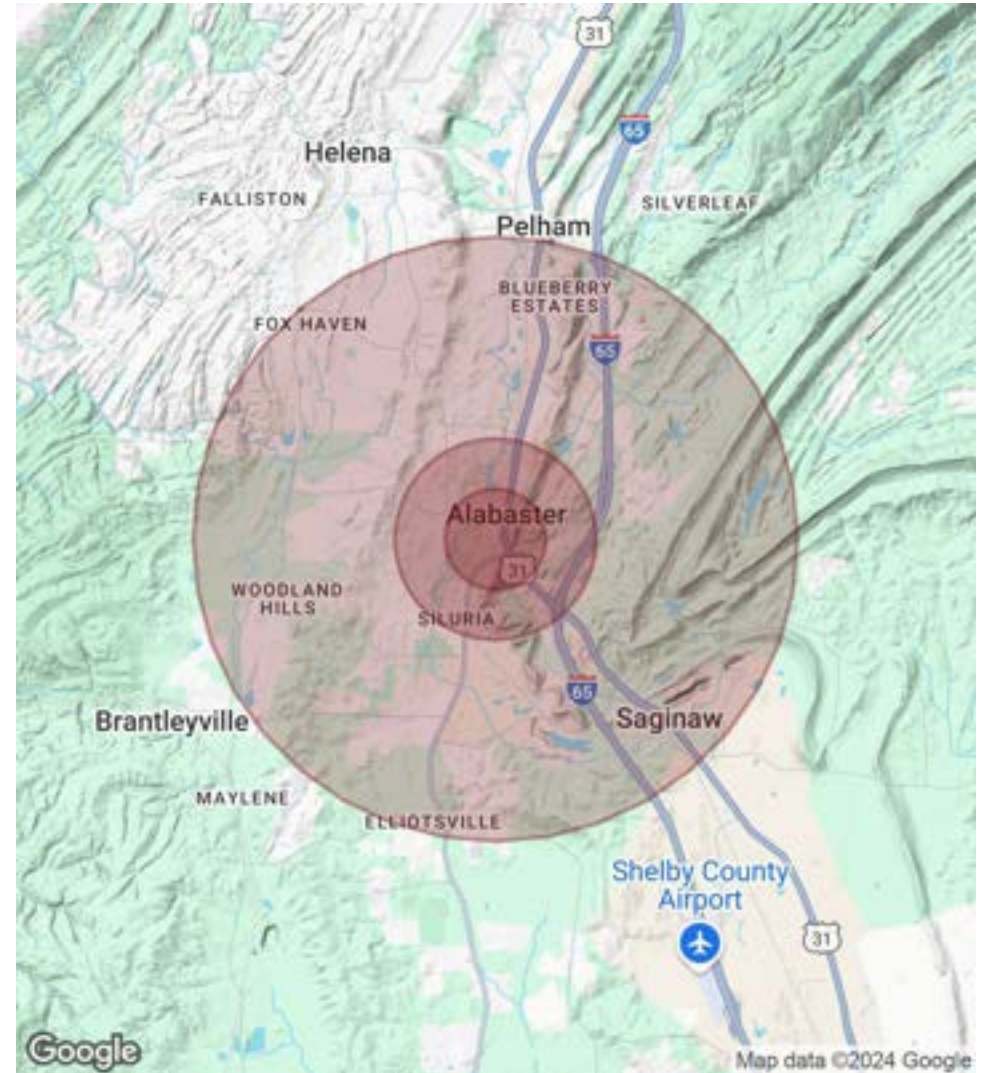
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	545	3,946	37,118
Average Age	40	41	39
Average Age (Male)	38	39	37
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	195	1,398	13,372
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$76,468	\$85,999	\$106,159
Average House Value	\$187,340	\$212,478	\$267,294

Demographics data derived from AlphaMap



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