



OFFICE SPACE FOR LEASE

1972 Gadsden Hwy, Trussville, AL 35235

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



LEASE RATE:
\$25/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

JOHN TALLY

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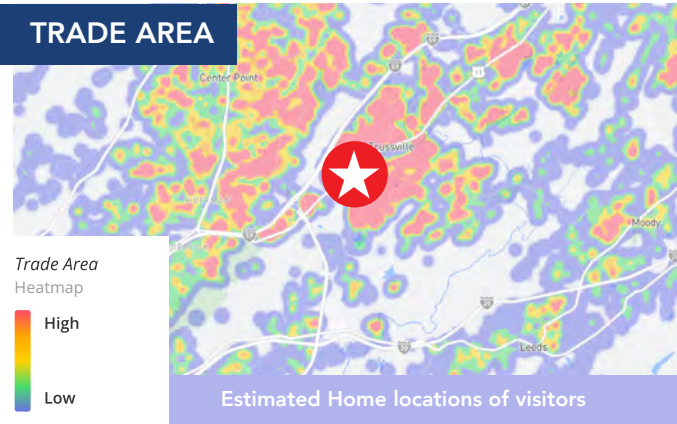
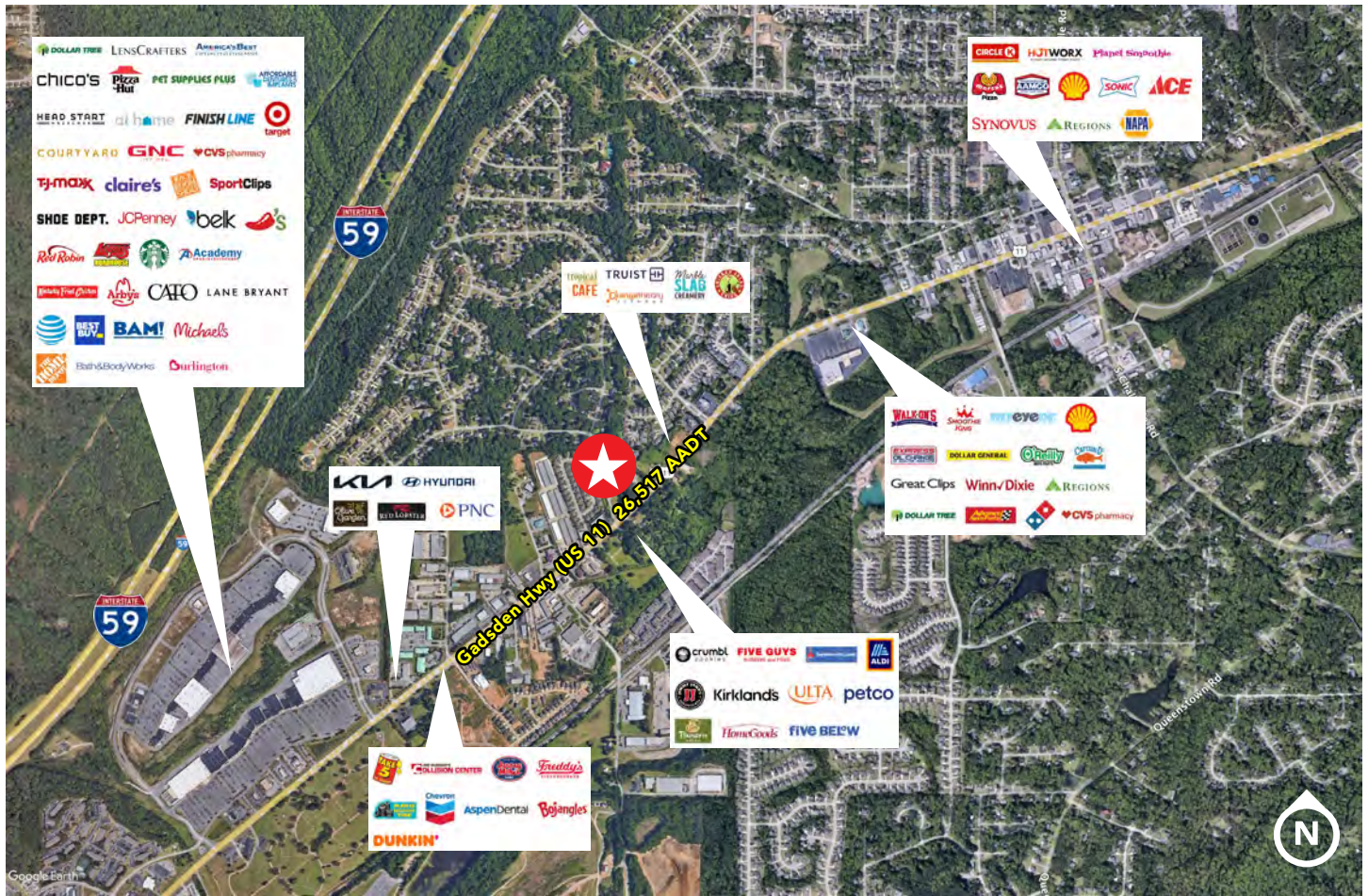
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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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



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