

PROFESSIONAL OFFICE BUILDING FOR SALE

200 Narrows Parkway ♦ Birmingham, AL ♦ 35242-8623 ♦ Shelby County



7,350 +/- SF on .46 Acre Lot ♦ PRICE \$1,250,000

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not

PROPERTY DETAILS

200 Narrows Parkway ◇ Birmingham, AL ◇ 35242-8623 ◇ Shelby County

- ◆ Rare opportunity.
- ◆ Beautiful building with attractive design features.
- ◆ Coveted Highway 280 Greystone corridor.
- ◆ 7,350 +/- sf Class A Building
- ◆ .46 Acre Lot
- ◆ Built 2001 and in very good condition.
- ◆ New roof installed in 2019.
- ◆ Beautiful exterior and interior finishes.
- ◆ Impressive Curb Appeal and Visibility
- ◆ Two suites can be used together or separate. Buyer can use all of the building or lease one suite grow into other suite or lease for income.
- ◆ Excellent opportunity for owner/user/investor.
- ◆ Convenient Access to some of the most desirable neighborhoods in Shelby County including Brook Highland, Greystone, Highland Lakes, Chelsea, Mt. Laurel and the rapidly growing 280 area.
- ◆ Beautiful Park next door with walking trail.
- ◆ Dining and shopping nearby.
- ◆ Across highway from Shelby County Services, the new Valley Post entertainment area, and the idyllic Mt. Laurel community.
- ◆ Low expense unincorporated Shelby County.



BIRDS EYE VIEW

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AERIAL PLAT MAP

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INTERIOR PHOTOS

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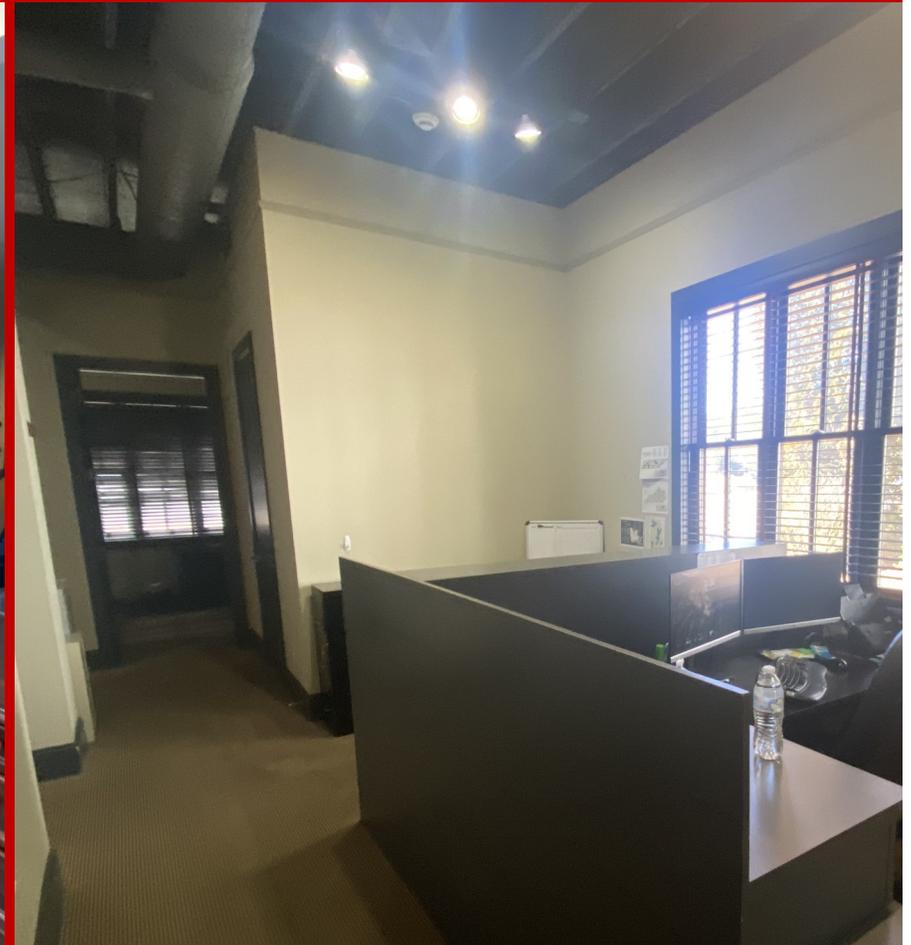
MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
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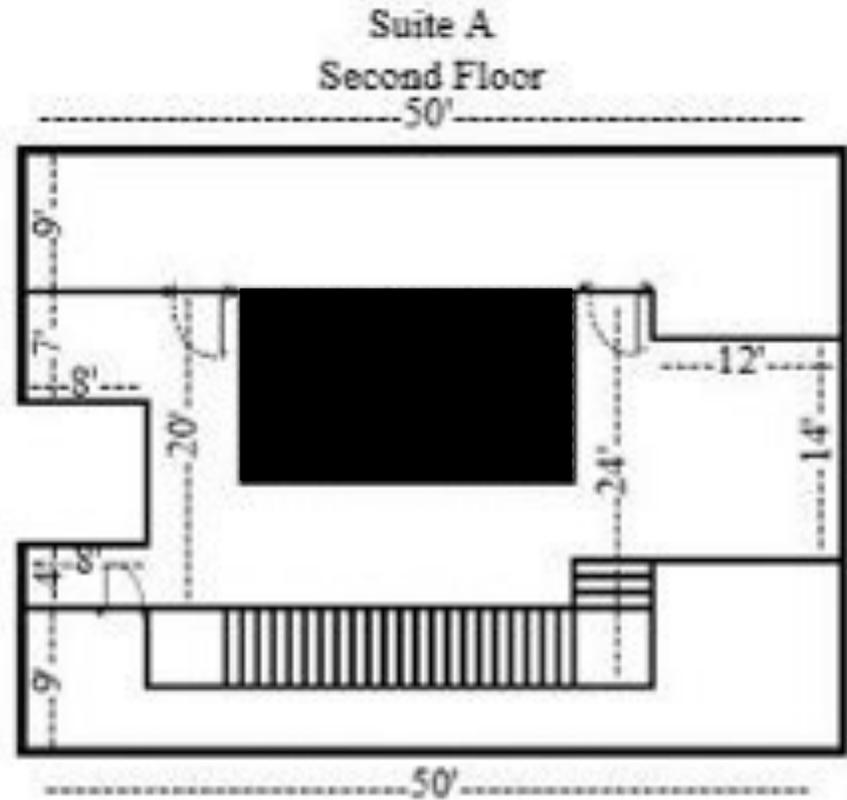
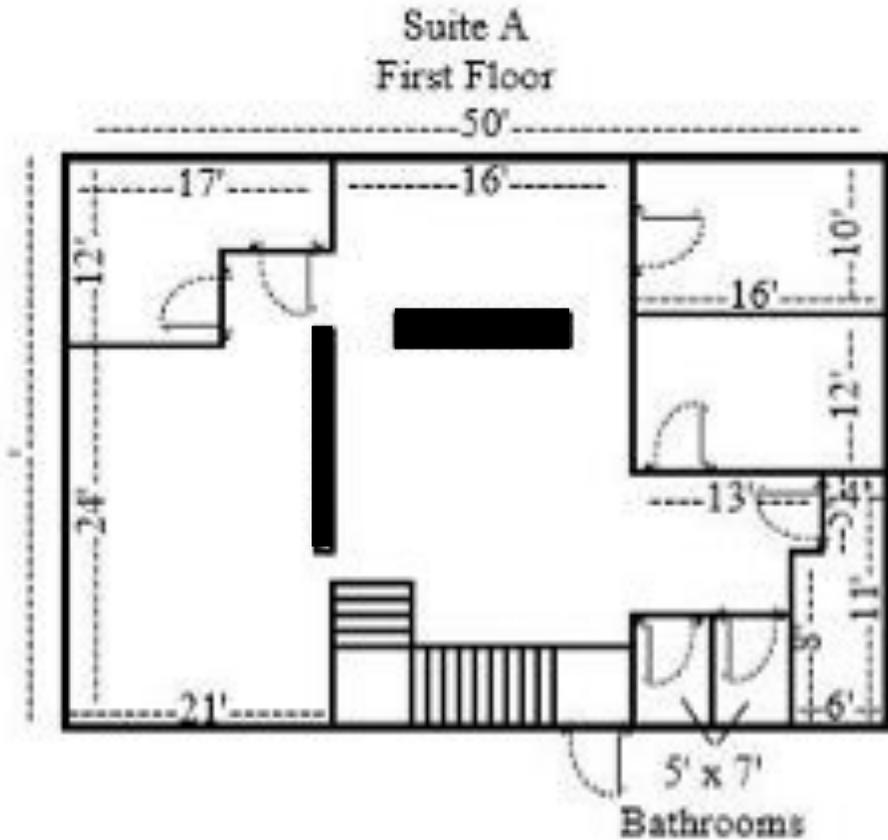
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FLOOR PLANS

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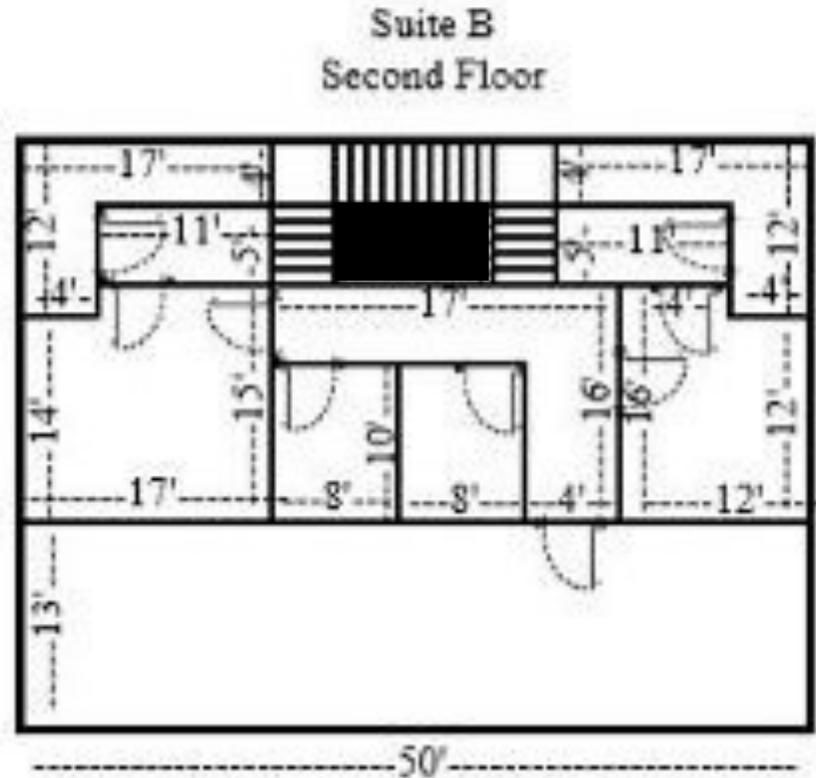
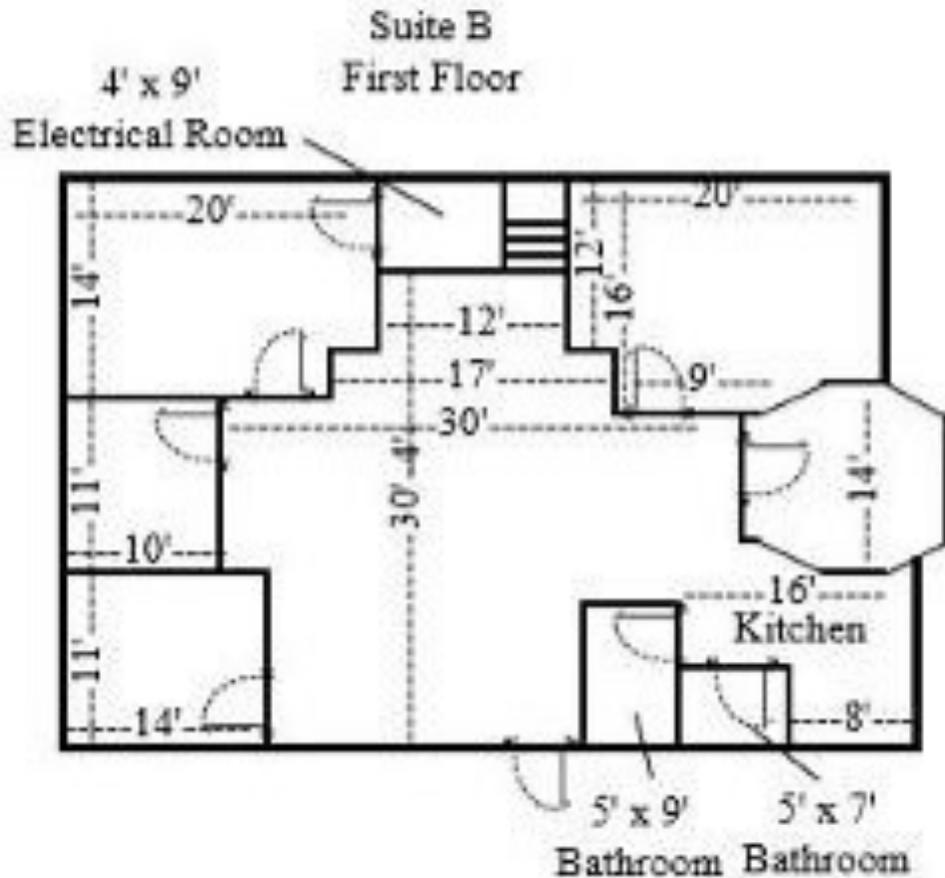
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LOCATION MAP

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Directions:

From US-280: Take US-280 to Traffic Light at Old Hwy 280 at Dunnevant Drive. Go east on Old Hwy 280. Property is on your right.



DEMOGRAPHICS

200 Narrows Parkway ♦ Birmingham, AL ♦ 35242-8623 ♦ Shelby County

DEMOGRAPHIC SUMMARY

200 Narrows Pkwy, Birmingham, Alabama, 35242 2
Ring of 3 miles

KEY FACTS

21,016

Population

41.4

Median Age



7,794

Households

\$92,777

Median Disposable Income

EDUCATION

3.3%

No High School Diploma



12.8%

High School Graduate



19.9%

Some College/
Associate's Degree



64.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$115,641
Median Household Income

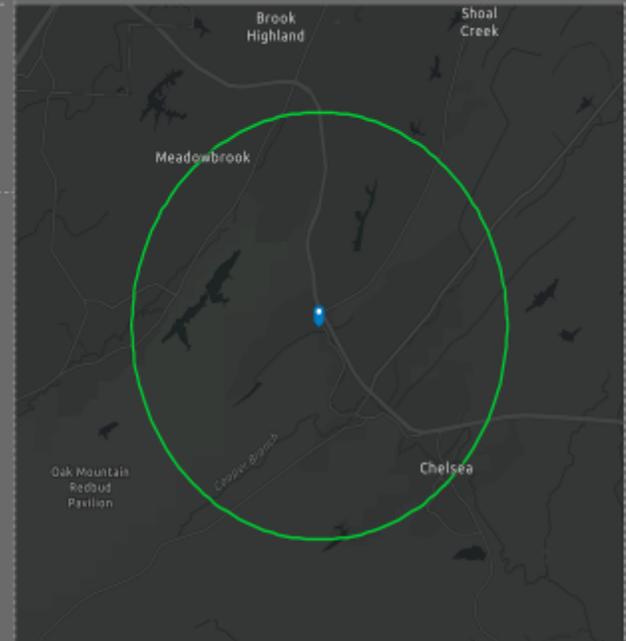
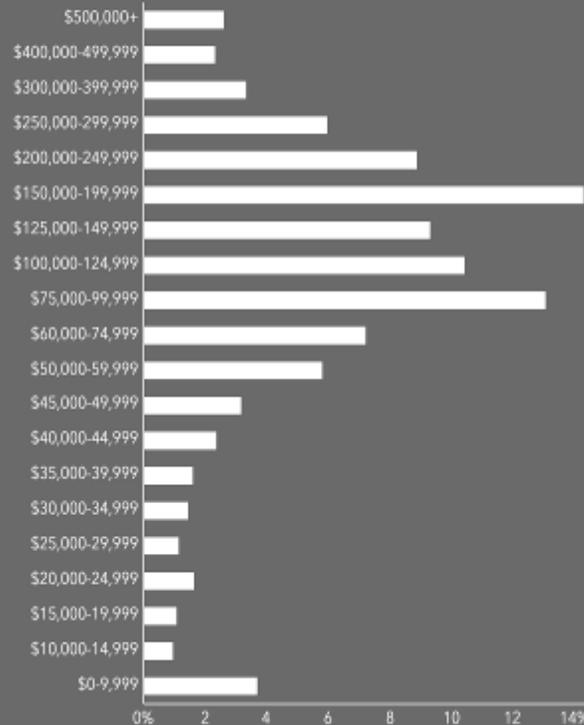


\$56,607
Per Capita Income



\$589,804
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

80.9%



Blue Collar

10.4%



Services

9.7%

2.8%
Unemployment Rate