



## MEDICAL / OFFICE BUILDING FOR LEASE

500 Cahaba Park Circle, Birmingham, AL 35242



Ideally located medical office  
for lease along US 280 near  
Grandview Medical Center



**ENTIRE BUILDING FOR LEASE:**  
up to 15,419 SF Total

**Medical Space**  
**\$28/SF modified gross**  
6,060± SF 1st Floor  
2,187± SF Ground Floor

**Office Space**  
**\$25/SF modified gross**  
2,787 - 6,060± SF 2nd Floor  
1,112± SF 3rd Floor

**TRAFFIC/PARKING:**  
90,362 AADT on US 280  
52 Surface Parking Spaces

**Eyebrow Signage May Be Available**

**Current tenant in operation - all site visits/tours must be arranged through broker**



**H** HARBERT  
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

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

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## FIRST FLOOR MEDICAL SPACE

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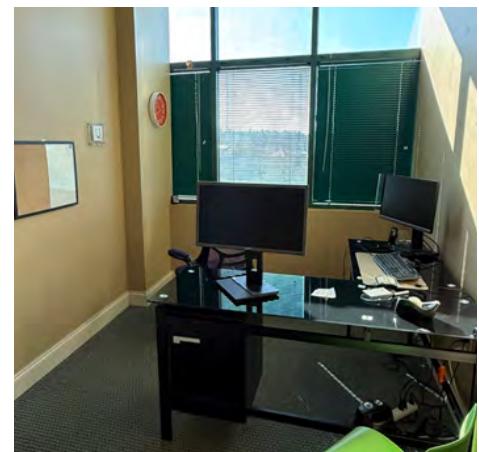
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## 2ND FLOOR OFFICE SPACE

\$25/SF modified gross

2,787 - 6,060± SF



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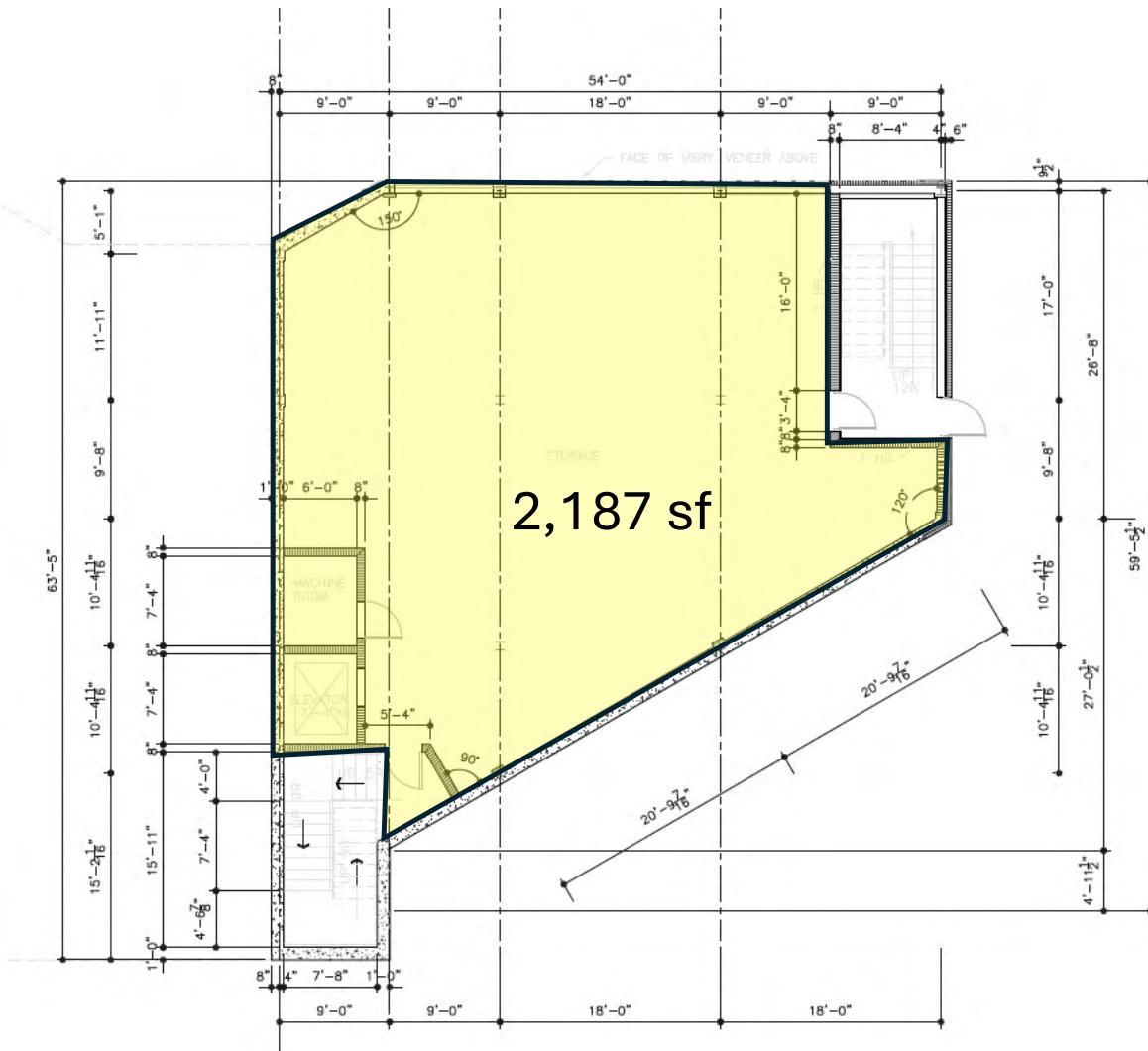
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## GROUND FLOOR MEDICAL SPACE

\$28/SF modified gross

2,187± SF



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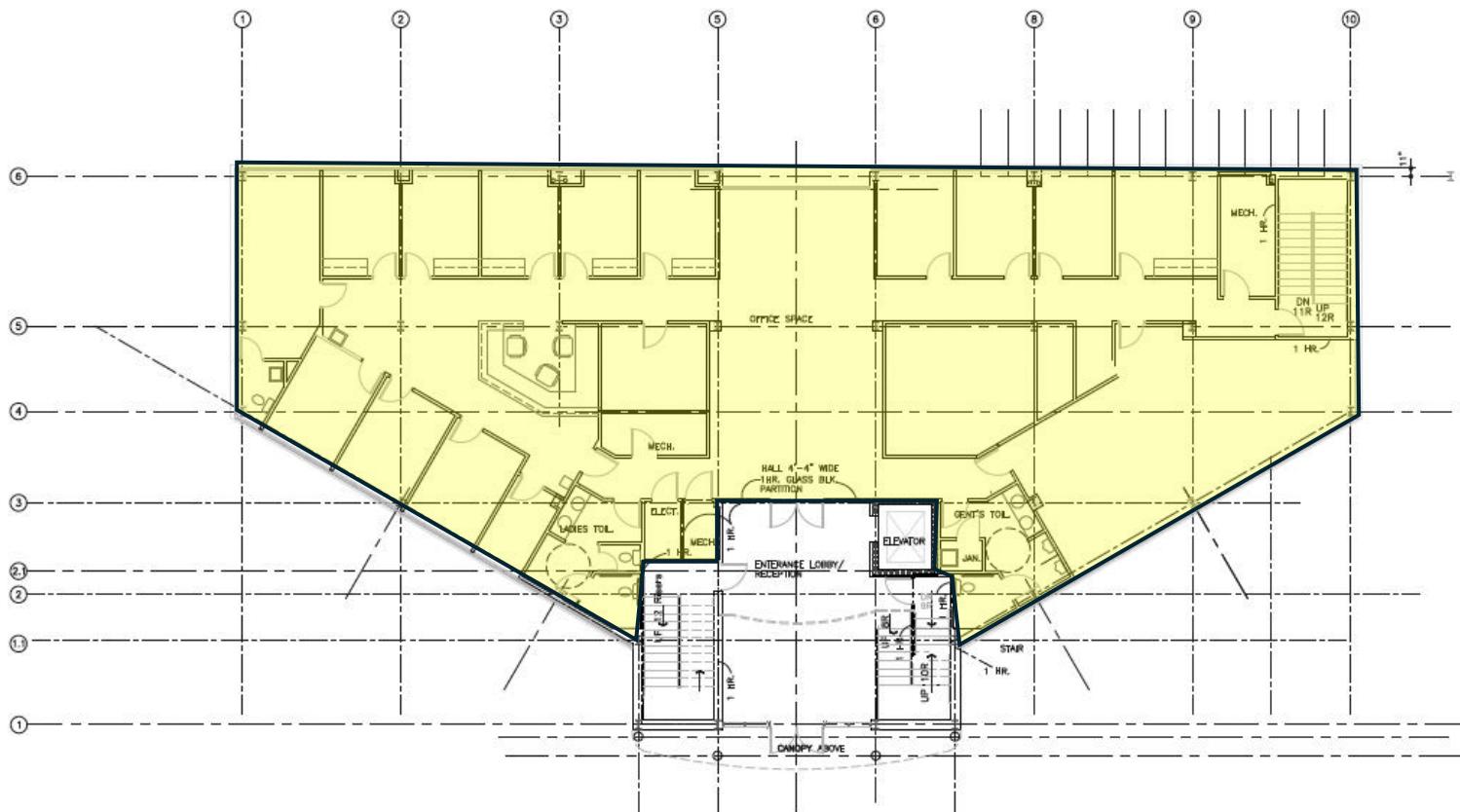
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## FIRST FLOOR MEDICAL SPACE

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6,060± SF



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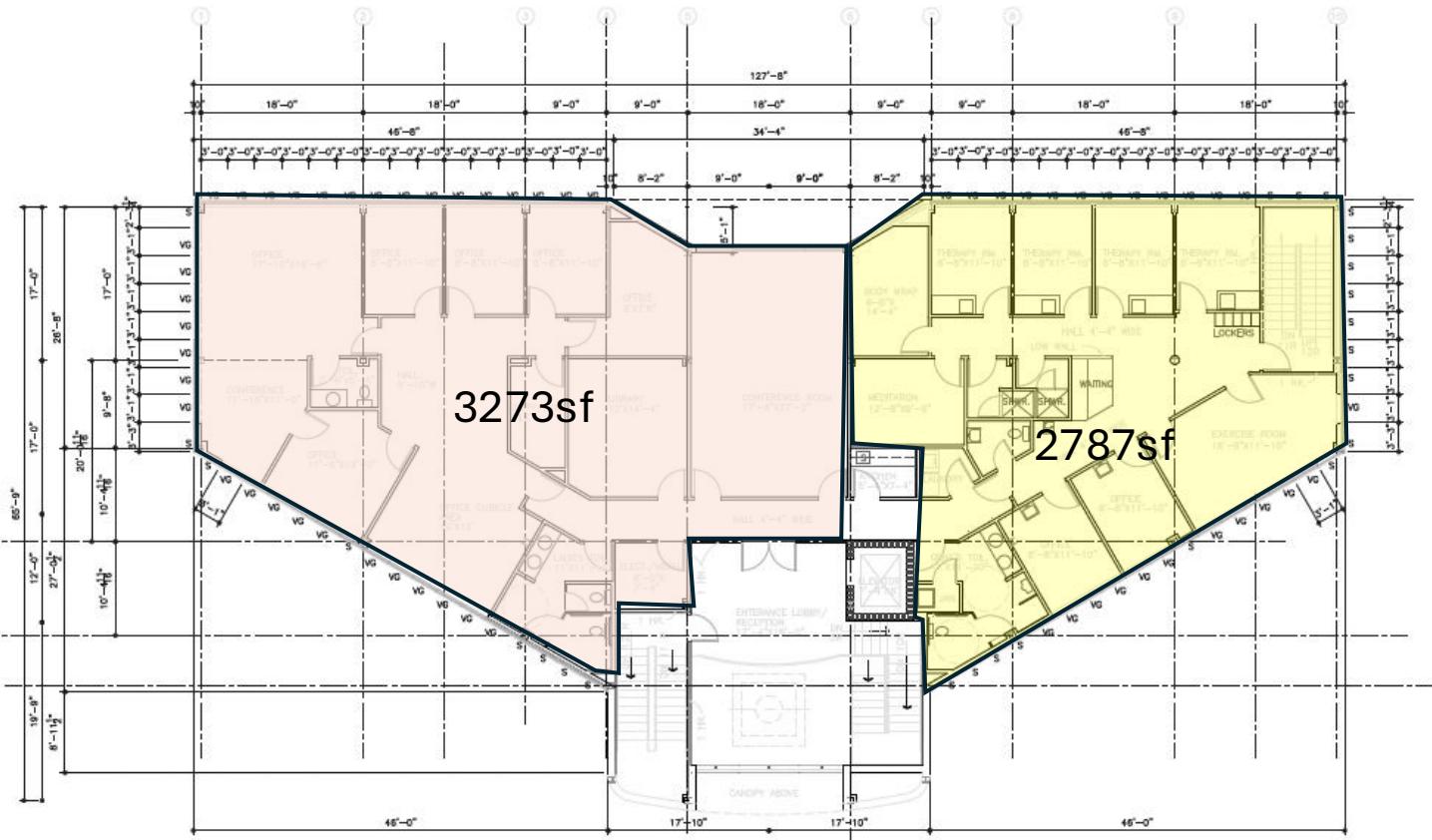
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## 2ND FLOOR OFFICE SPACE

**\$25/SF modified gross**

2,787 - 6,060± SF



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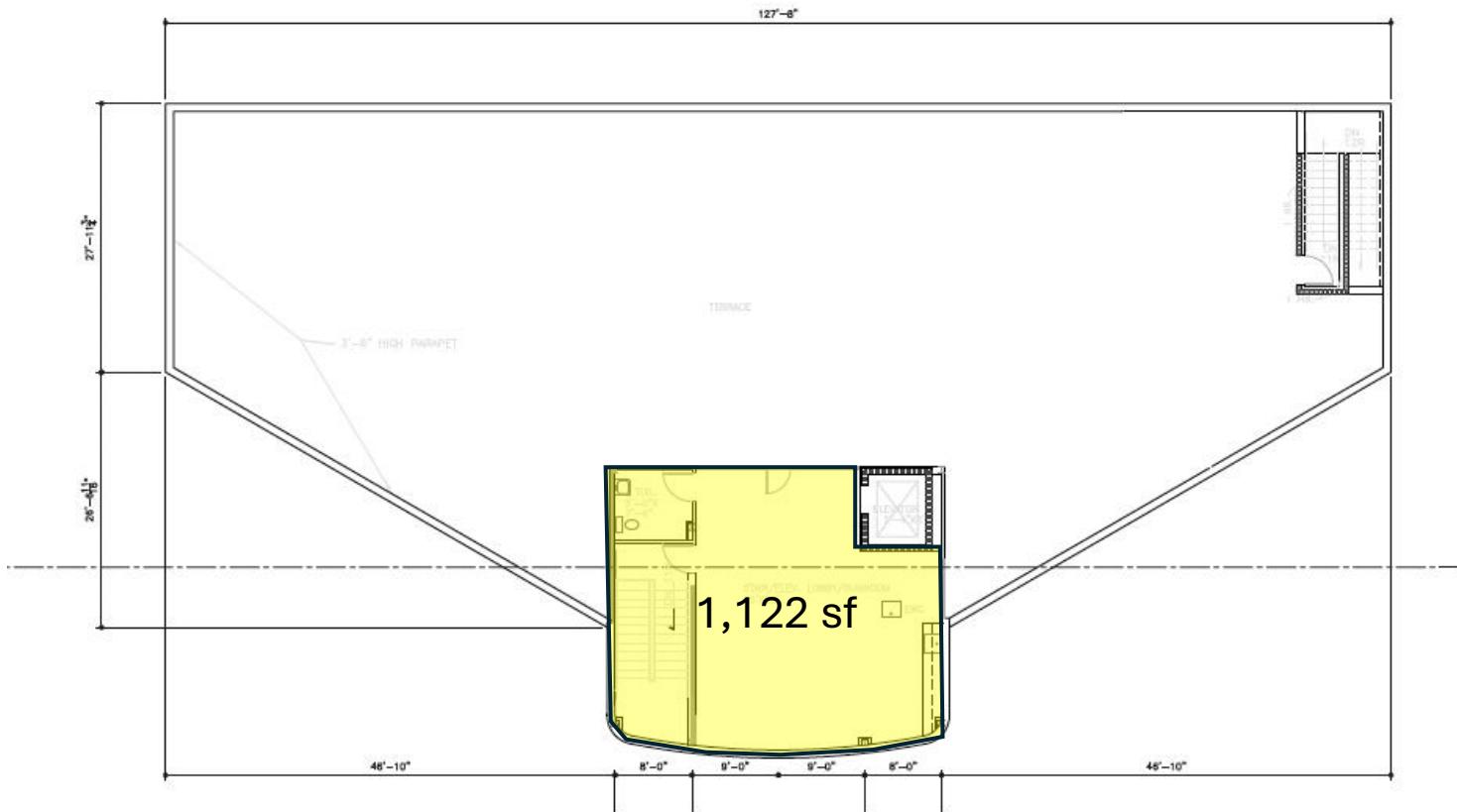
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## 3RD FLOOR OFFICE SPACE

\$25/SF modified gross

1,122± SF



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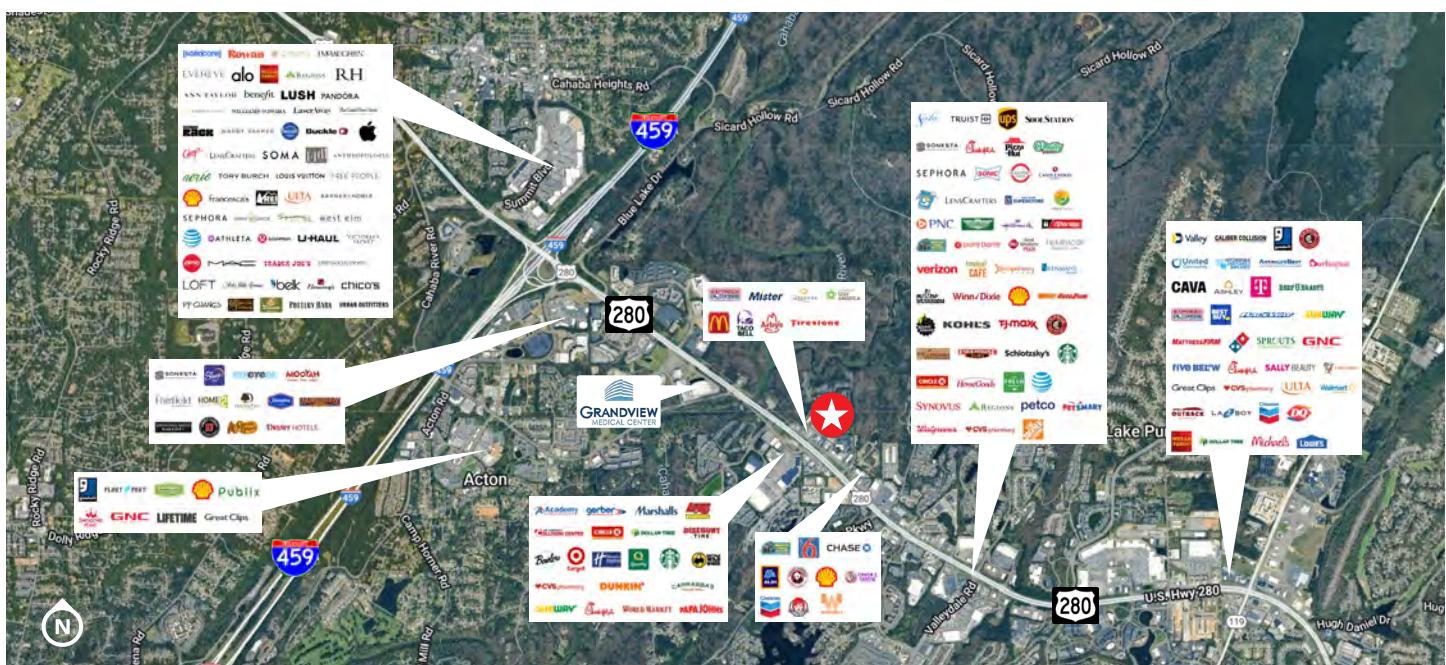
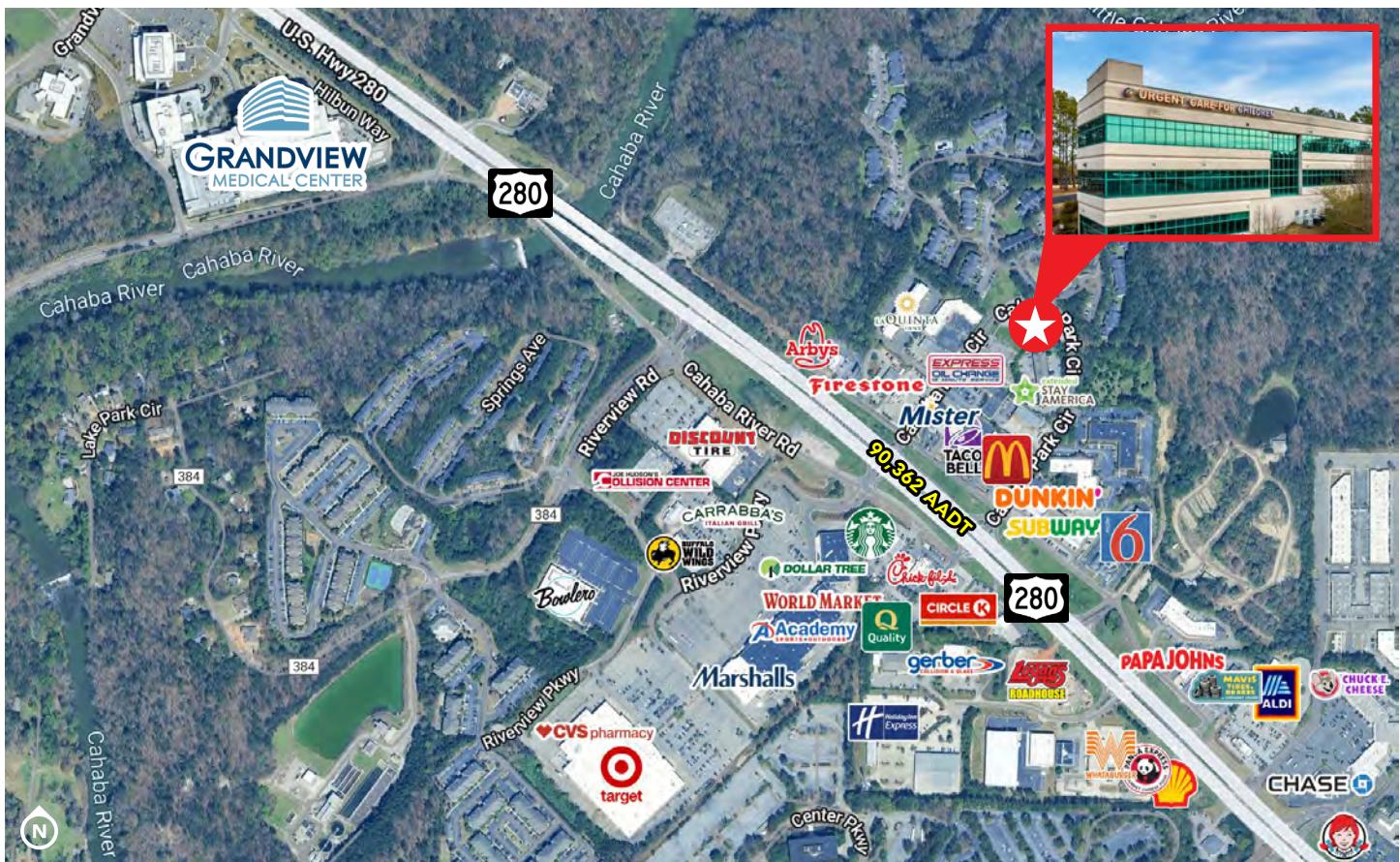
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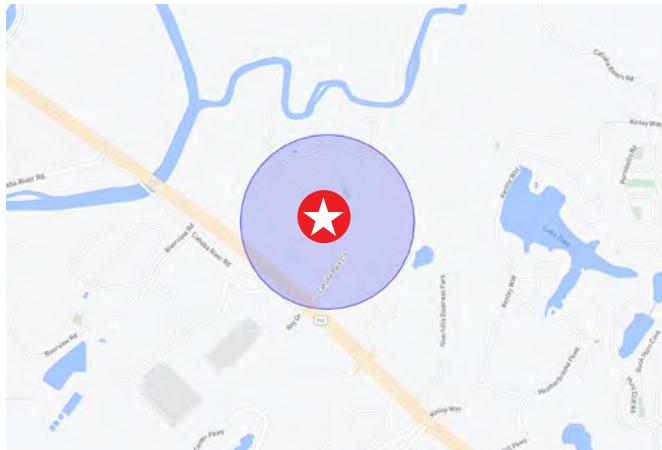
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## LOCATED IN HIGH TRAFFIC HIGHWAY 280 CORRIDOR



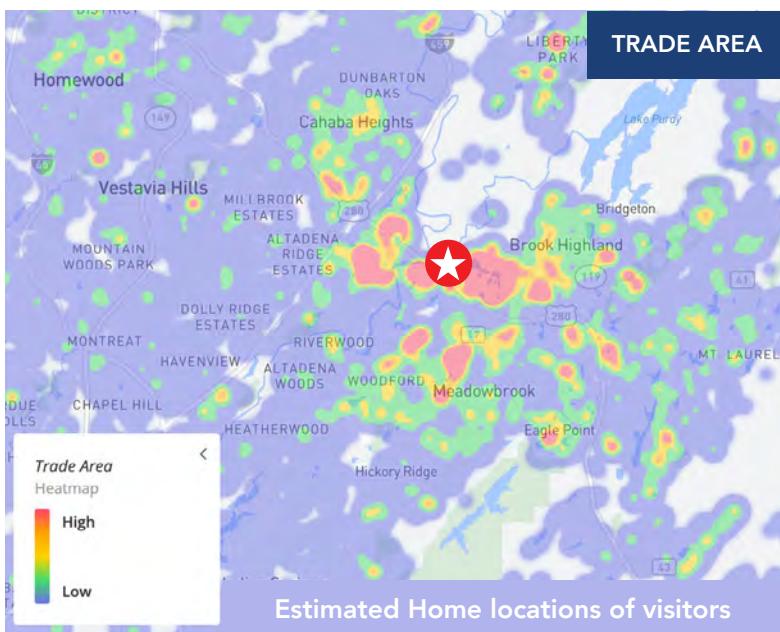
### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	797.4K
Visitors	260.9K
Visit Frequency	3.06x
Avg Dwell Time	100 minutes

**797.4M**  
VISITS

**\$91K+**  
AVG HH INCOME  
WITHIN 1 MILE

**260.9K**  
VISITORS



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,415	47,677	103,430

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	6,904	39,642	77,750

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$91,751	\$160,213	\$188,343