

**SENTINEL FUND.**

# Retail Space For Lease Parkway East Shopping Center

1125 Huffman Road Birmingham, AL



**FOR LEASE**

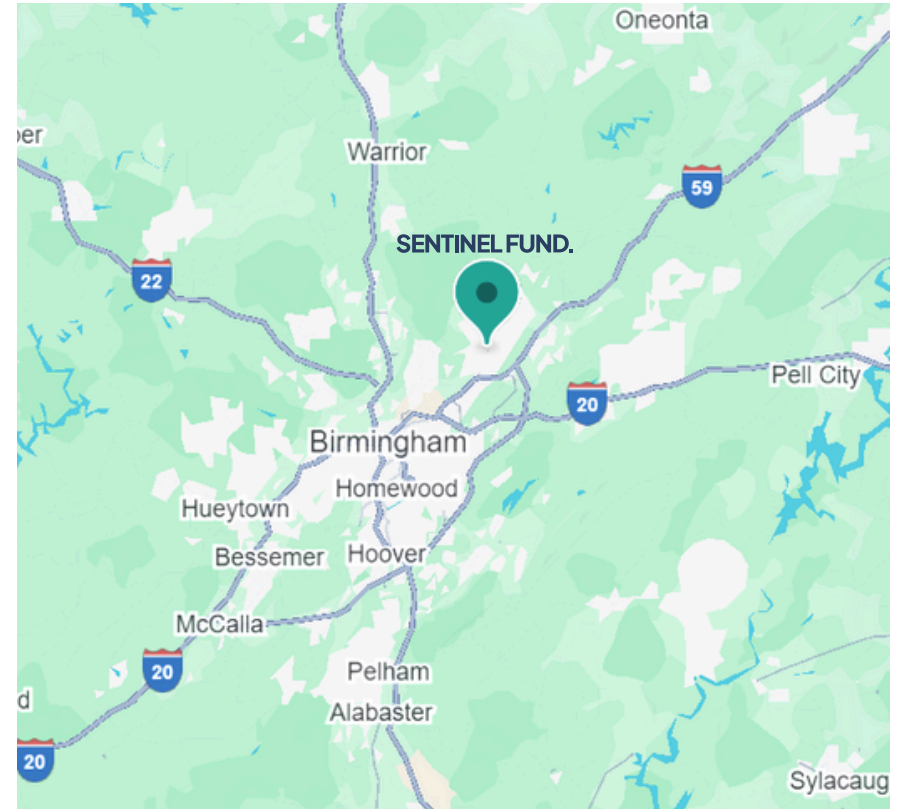
**SIZE**  
750-6,020 SF

**RENT**  
\$15 PSF

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### PROPERTY HIGHLIGHTS

- Located under 2 miles from Interstate 59, just 15 minutes from Birmingham Shuttlesworth International Airport, and adjacent to Huffman High School and Huffman Academy, serving 2,000 + students and 100 + staff members.
- Convenient Right In/Right Out access on Huffman Rd and signalized access on Springville Rd.
- Exceptional visibility from Parkway East (Hwy 75).
- Ample parking with over 400 spaces available.
- Prominent pylon signage with space available for new tenants.
- Available: Retail spaces ranging from 750 SF to 5,000+ SF.



#### Population

1-MILE: **24,222**  
3-MILES: **80,108**  
5-MILES: **156,690**



#### Median Age

1-MILE: **33**  
3-MILES: **37**  
5-MILES: **38**



#### Median HH Income

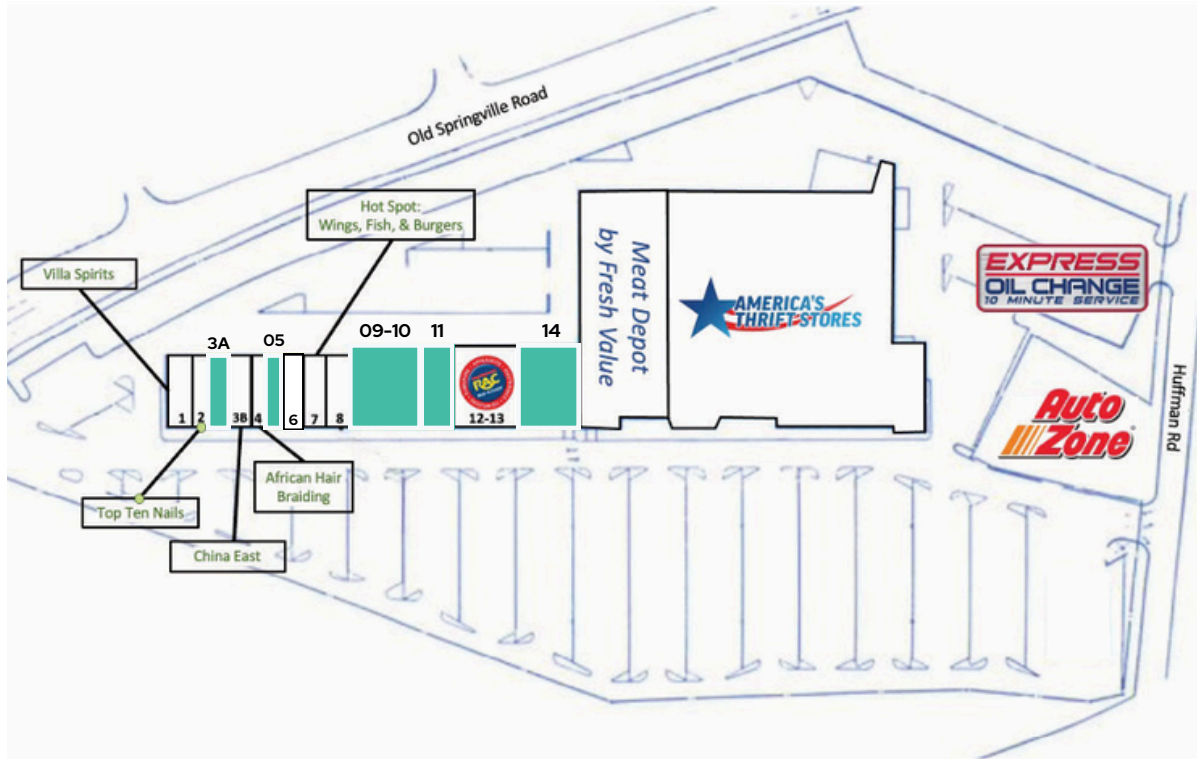
1-MILE: **\$55,870**  
3-MILES: **\$55,764**  
5-MILES: **\$62,736**



#### Daily Traffic

**36,681 Vehicles**  
Center Point Pkwy

### LEASING INFORMATION



Suite	Tenant	Size/SF
OP1	Express Oil Change	5,000
A1	Meat Depot	23,000
A2	America's Thrift Store	54,660
01	Villa Spirits	1,913
02	Top Ten Nails	1,125
<b>03A</b>	<b>Available</b>	<b>1,620</b>
03B	China East	1,862
04	Hair Braiding Service & African Gifts	750
<b>05</b>	<b>Available</b>	<b>750</b>
06	Smoke Station	1,500
07	Hot Spot	1,875
08	Cell Touch	1,875
<b>09-10</b>	<b>Available</b>	<b>6,020</b>
<b>11</b>	<b>Available</b>	<b>2,580</b>
12-13	Rent A Center East	5,160
<b>14</b>	<b>Available</b>	<b>5,117</b>

Unit	Size SF	Rent PSF	CAM PSF (2024)	Total Rent Annually	Total Monthly
3A	1,620	\$15.00	\$4.00	\$30,780.00	\$2,565.00
05	750	\$15.00	\$4.00	\$14,250.00	\$1,187.50
09-10	6,020	\$15.00	\$4.00	\$114,380.00	\$9,531.67
11	2,580	\$15.00	\$4.00	\$49,020.00	\$4,085.00
14	5,117	\$15.00	\$4.00	\$97,223.00	\$8,101.92

