

# OFFICE BUILDING FOR SALE

3605 Cahaba Beach Road ♦ Birmingham, AL ♦ 35242 ♦ Shelby County



**Building Size 5,120 SF on 1.87 Acres — PRICE: \$1,100,000**

**Mark Dinan, MBA, CCIM**

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

**MARK DINAN**  
Commercial & Investment Real Estate



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



# PROPERTY DETAILS

3605 Cahaba Beach Road ♦ Birmingham, AL ♦ 35242 ♦ Shelby County

- ♦ Building Size 5,120 SF on 1.87 Acres
- ♦ 2,560 +/- SF Full Daylight Basement with Drive-in Door, Office, Restroom.
- ♦ Convenient, private location .5 mile from U.S. Hwy 280
- ♦ Excellent curbside parking at front building.
- ♦ Secure Access
- ♦ Zoned B-2 General Business
- ♦ Attractive Interior Finishes in Excellent Condition
- ♦ Convenient to Highway 280 and I-65 and Major Residential and Commercial Developments
- ♦ Like New, High Quality Brick Construction. Built 2000.
- ♦ 25+ Parking Spaces
- ♦ Beautiful views
- ♦ Move-In Condition.
- ♦ Monument Signage Available
- ♦ One of Shelby County's Fastest Growing Areas
- ♦ Low taxes unincorporated Shelby County: \$7,225 per year



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# PROPERTY PHOTOS

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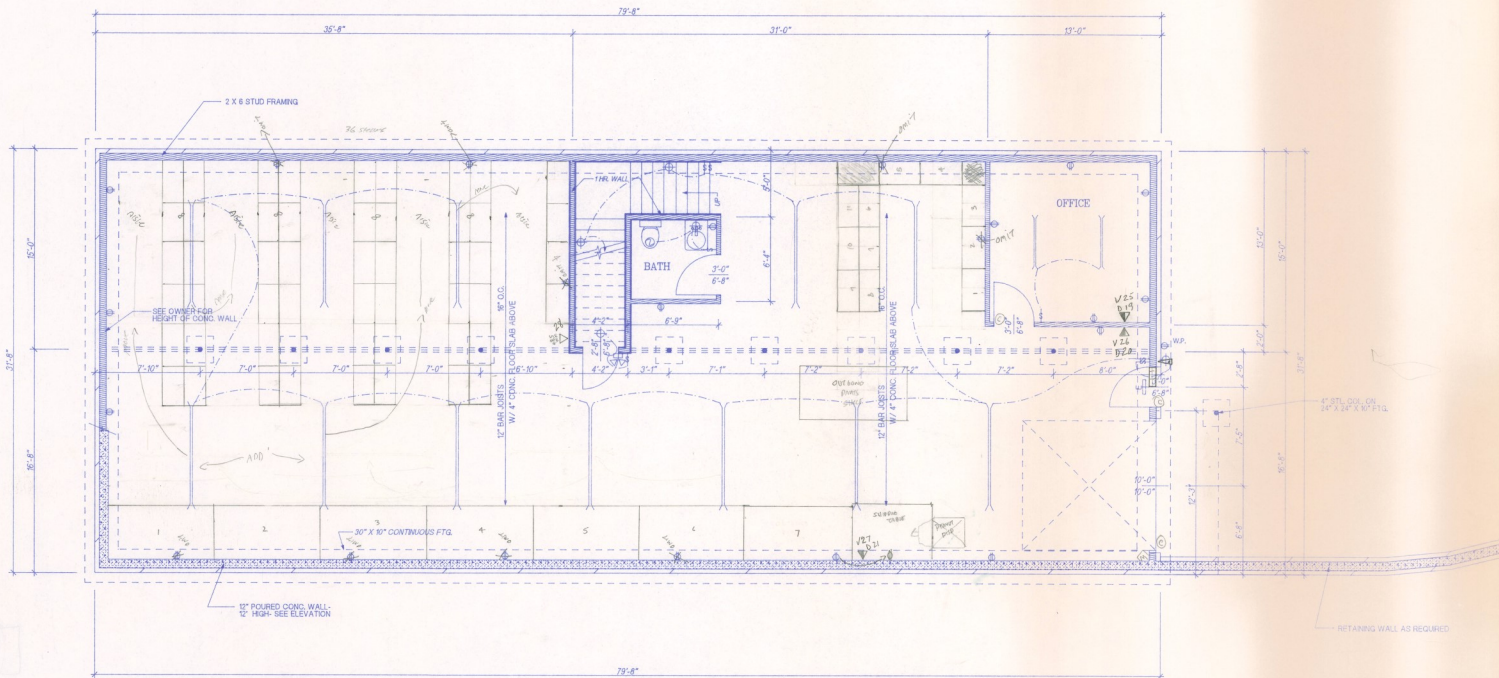


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# LOWER LEVEL FLOOR PLAN

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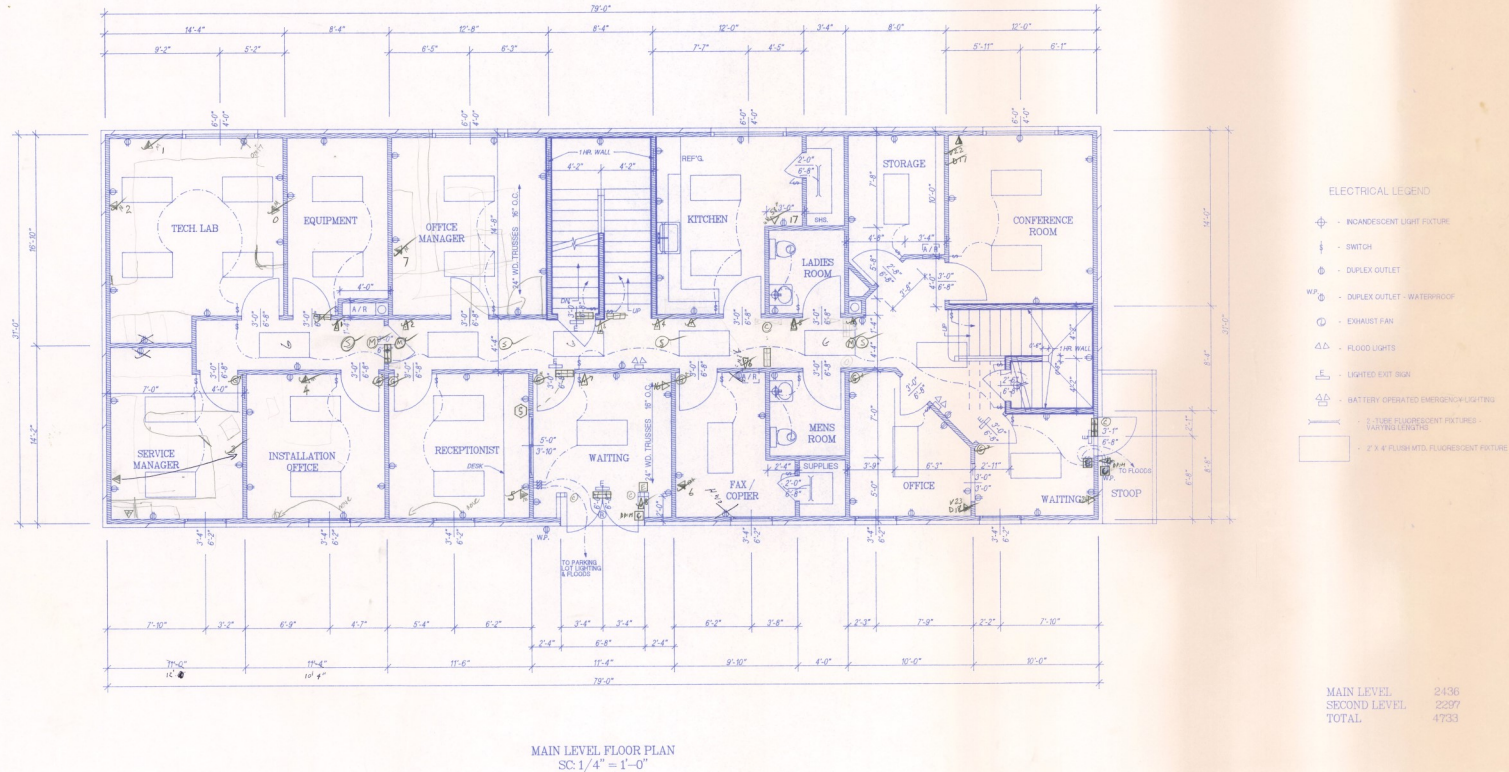


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# MAIN LEVEL FLOOR PLAN

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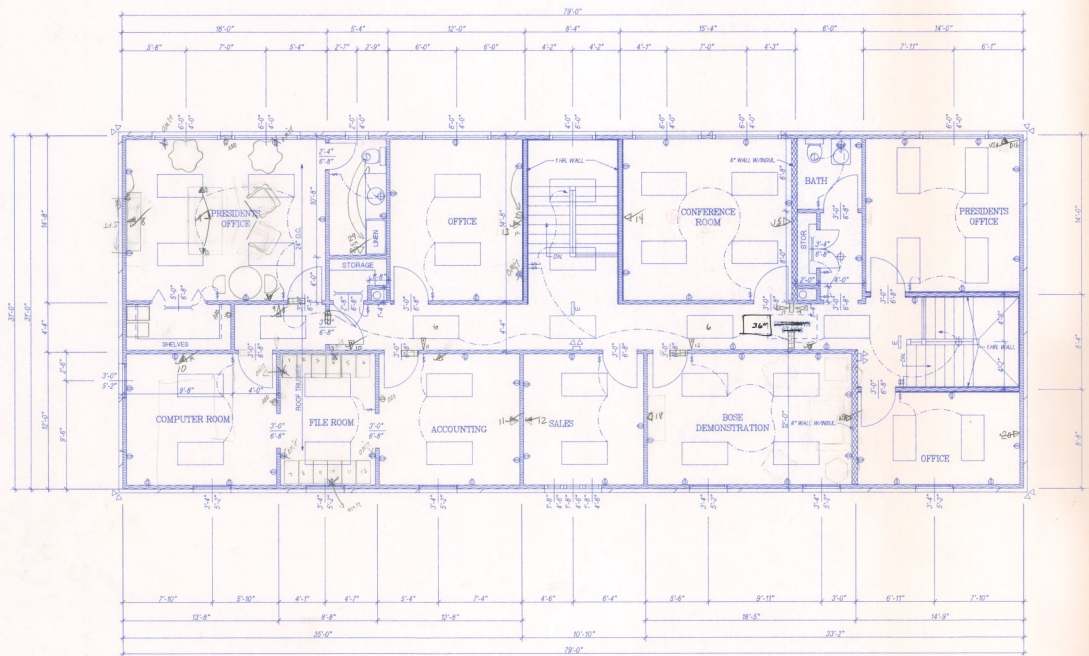


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# SECOND LEVEL FLOOR PLAN

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NOTE: 1/4" = 1'-0" - AREA OUT INTO TERRACE  
AND PLACED FOR UTILITY. SEE  
CONTRACT FOR LOCATION.

|                           |                      |
|---------------------------|----------------------|
| © COPYRIGHT 1999          |                      |
| CLEM D. BURCH HOME DESIGN |                      |
| 991-5568                  |                      |
| 5104 CYRUS CIRCLE         | BERMINGHAM, AL 35242 |
|                           | DRAWN BY: JAMES      |
|                           | 1/27/99              |

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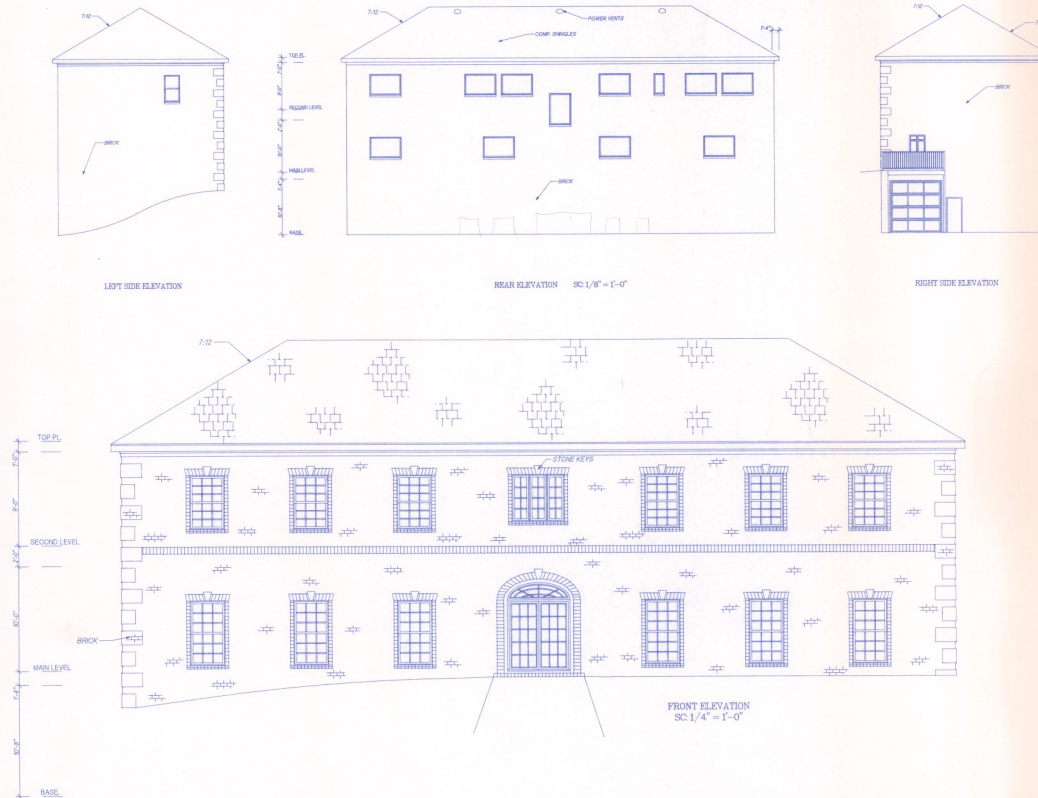
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# BUILDING PLAN

3605 Cahaba Beach Road ♦ Birmingham, AL ♦ 35242 ♦ Shelby County



|                           |                      |
|---------------------------|----------------------|
| CDEM D. BURCH HOME DESIGN |                      |
| 991-5566                  |                      |
| 5804 CYRUS CIRCLE         | BERMINGHAM, AL 35242 |

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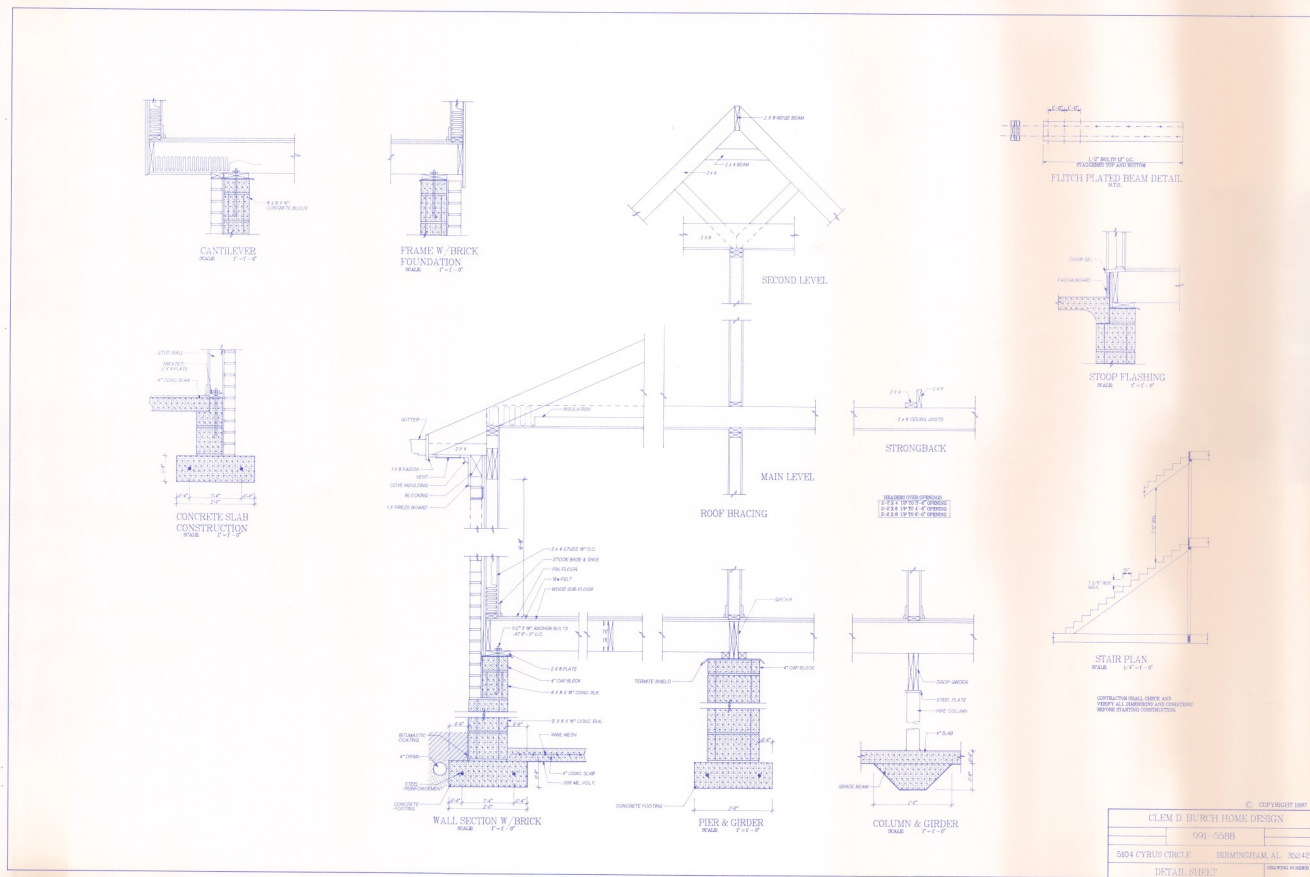
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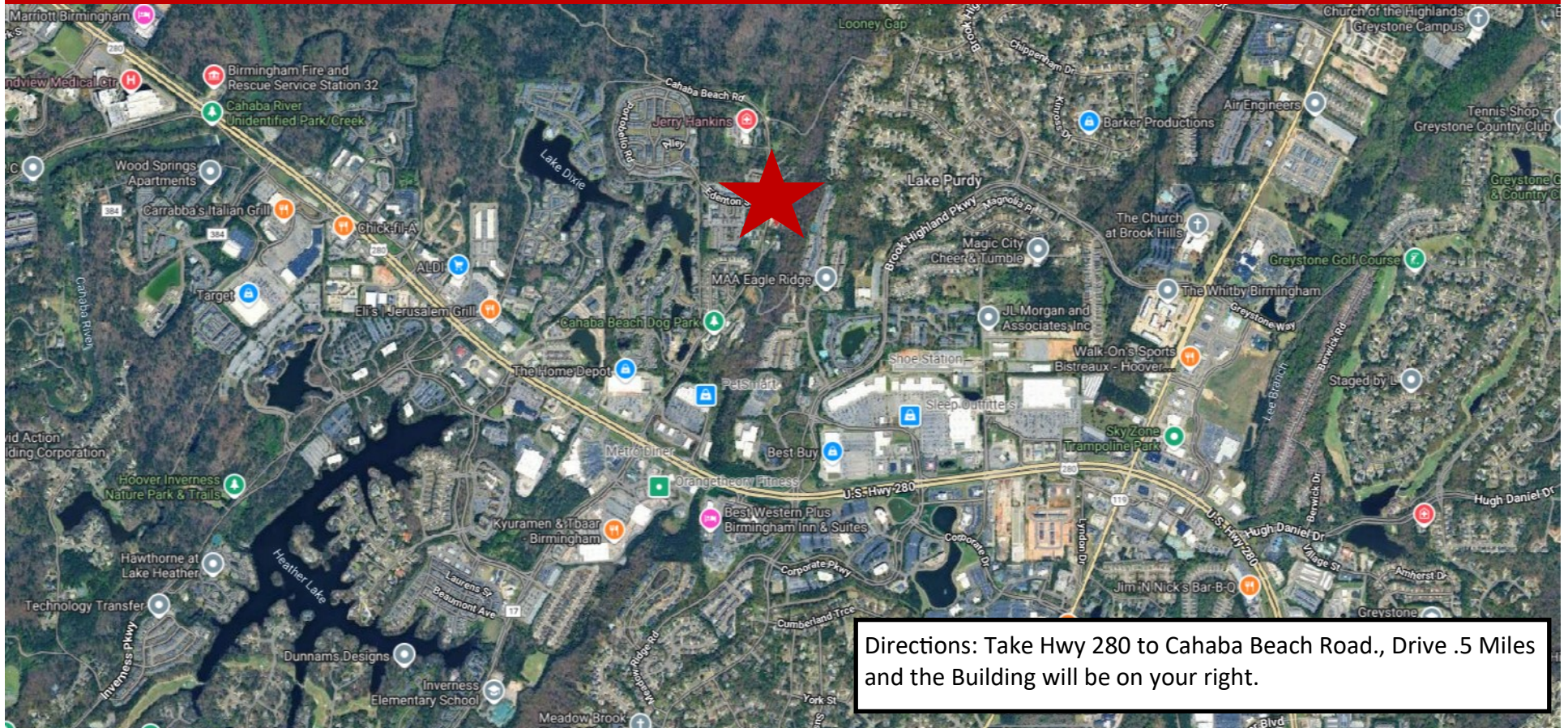
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# LOCATION MAP

3605 Cahaba Beach Road ♦ Birmingham, AL ♦ 35242 ♦ Shelby County



Directions: Take Hwy 280 to Cahaba Beach Road., Drive .5 Miles and the Building will be on your right.

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# PLAT MAP

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# DEMOGRAPHICS

3605 Cahaba Beach Road ♦ Birmingham, AL ♦ 35242 ♦ Shelby County

## DEMOGRAPHIC SUMMARY

4958 valleydale

Ring of 5 miles

### KEY FACTS

103,159

Population



44,009

Households

39.7

Median Age

\$74,958

Median Disposable Income

### EDUCATION

2.0%

No High School Diploma



11.7%

High School Graduate



21.4%

Some College/  
Associate's Degree



64.9%

Bachelor's/Grad/ Prof Degree

### INCOME



\$91,998

Median Household Income



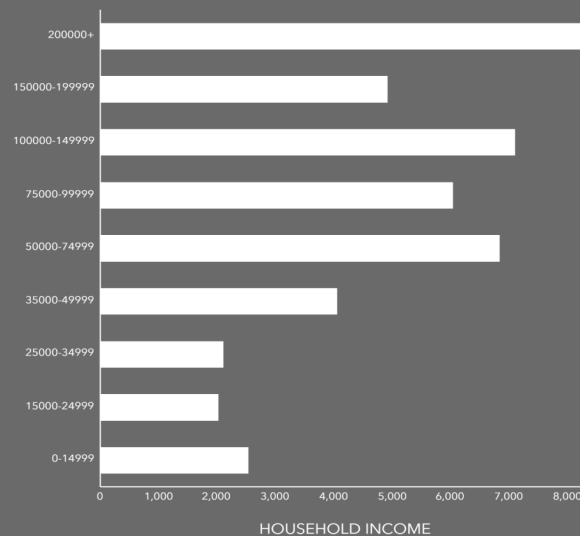
\$60,713

Per Capita Income

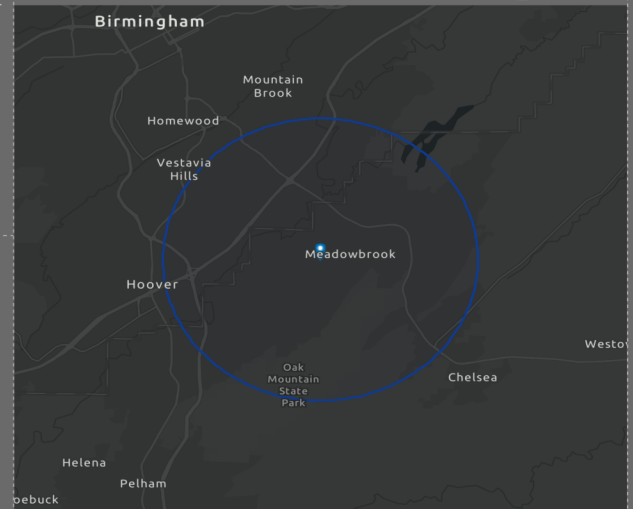


\$261,889

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

79.0%



Blue Collar

10.1%



Services

12.6%

2.2%

Unemployment Rate

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