

RARE VACANCY— OFFICE SPACE FOR LEASE

2224 Cahaba Valley Dr. ♦ Birmingham, AL ♦ 35242 ♦ Shelby County



Suite B-2: 900 SF Lower Level ♦ \$1,750/month including all utilities

Mark Dinan, MBA, CCIM

(o) 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

2224 Cahaba Valley Dr. ♦ Birmingham, AL ♦ 35242 ♦ Shelby County

- ♦ Suite B-3 is 900 +/- sf lower level
- ♦ Attractive, desirable, brick building built in 1999.
- ♦ Meticulously maintained by onsite Owner.
- ♦ Beautiful, custom buildout has heavy crown molding, private bathroom, built-in reception desk and 4 nice size offices.
- ♦ Front Door Parking.
- ♦ Low Taxes in Unincorporated Shelby County
- ♦ Monument Signage Available.
- ♦ Utilities Included.
- ♦ Convenient to Greystone, Highland Lakes, Chelsea, Shoal Creek, Brook Highland, Meadowbrook, Indian Springs and other fine neighborhoods.



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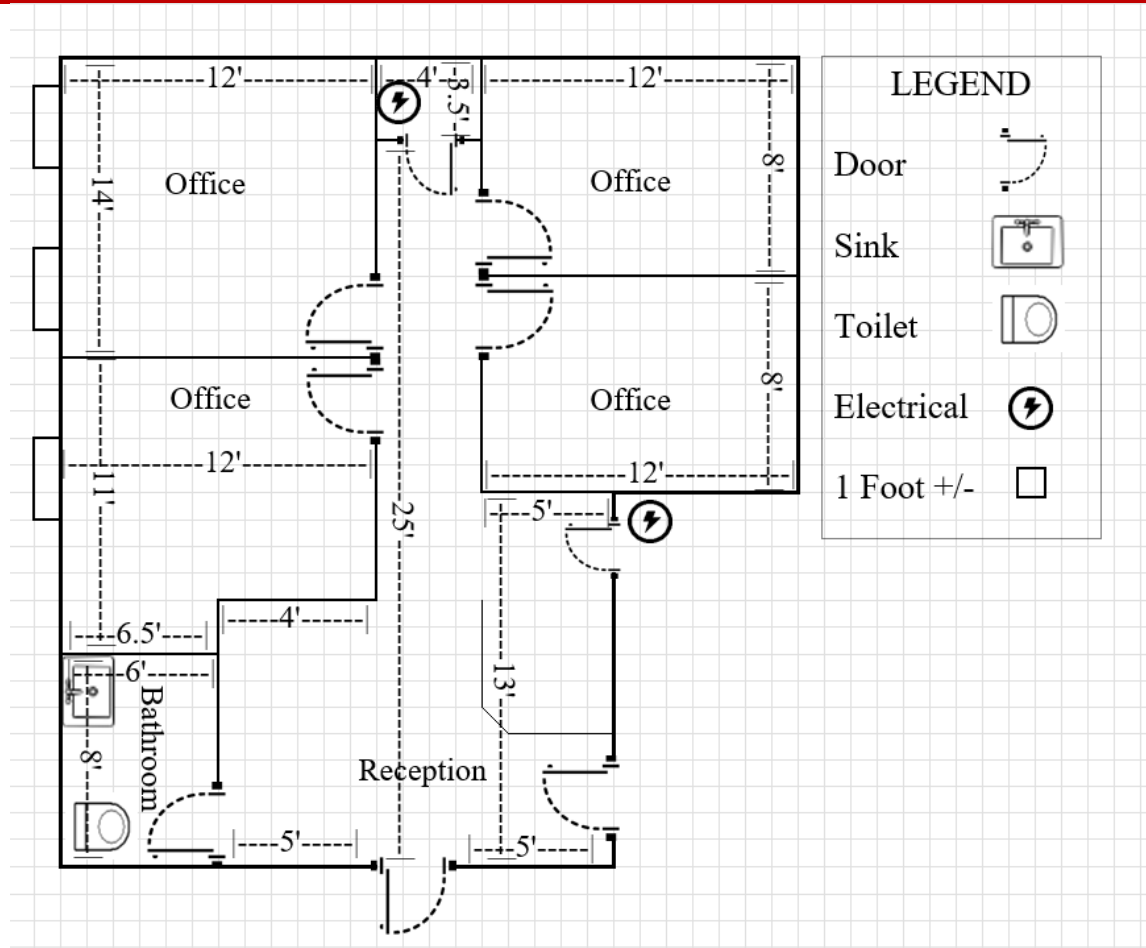
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IR REALTOR **LoopNet™ CREXi**

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FLOOR PLAN

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INTERIOR PHOTOS

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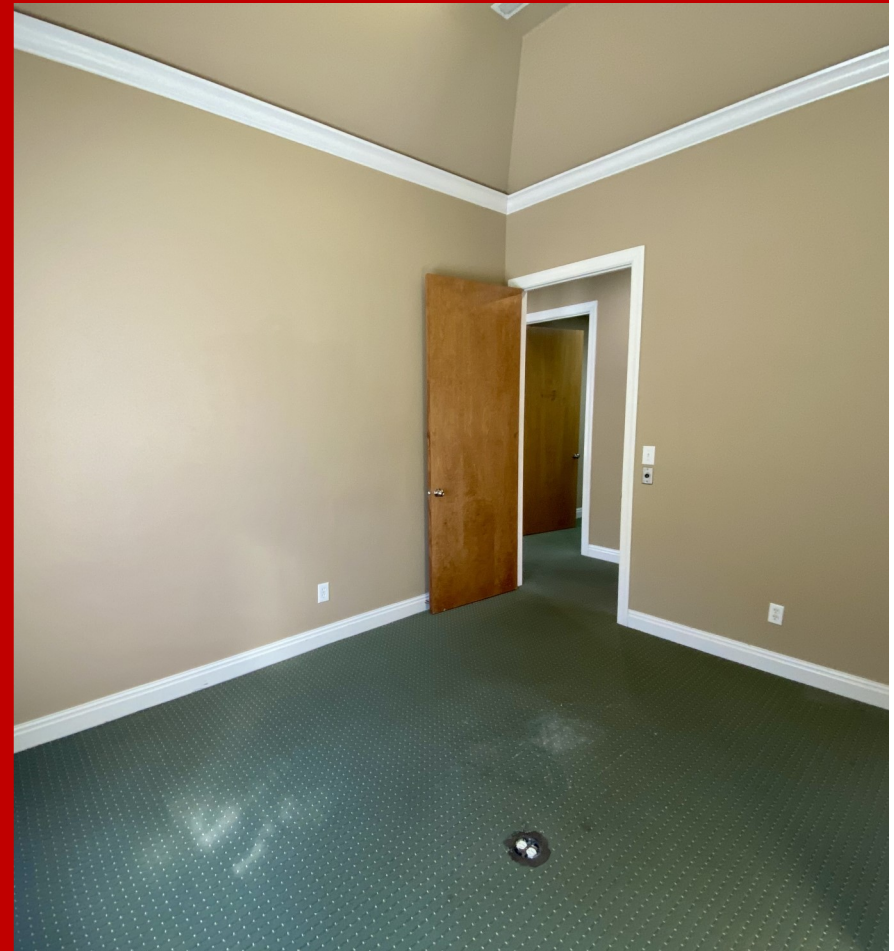
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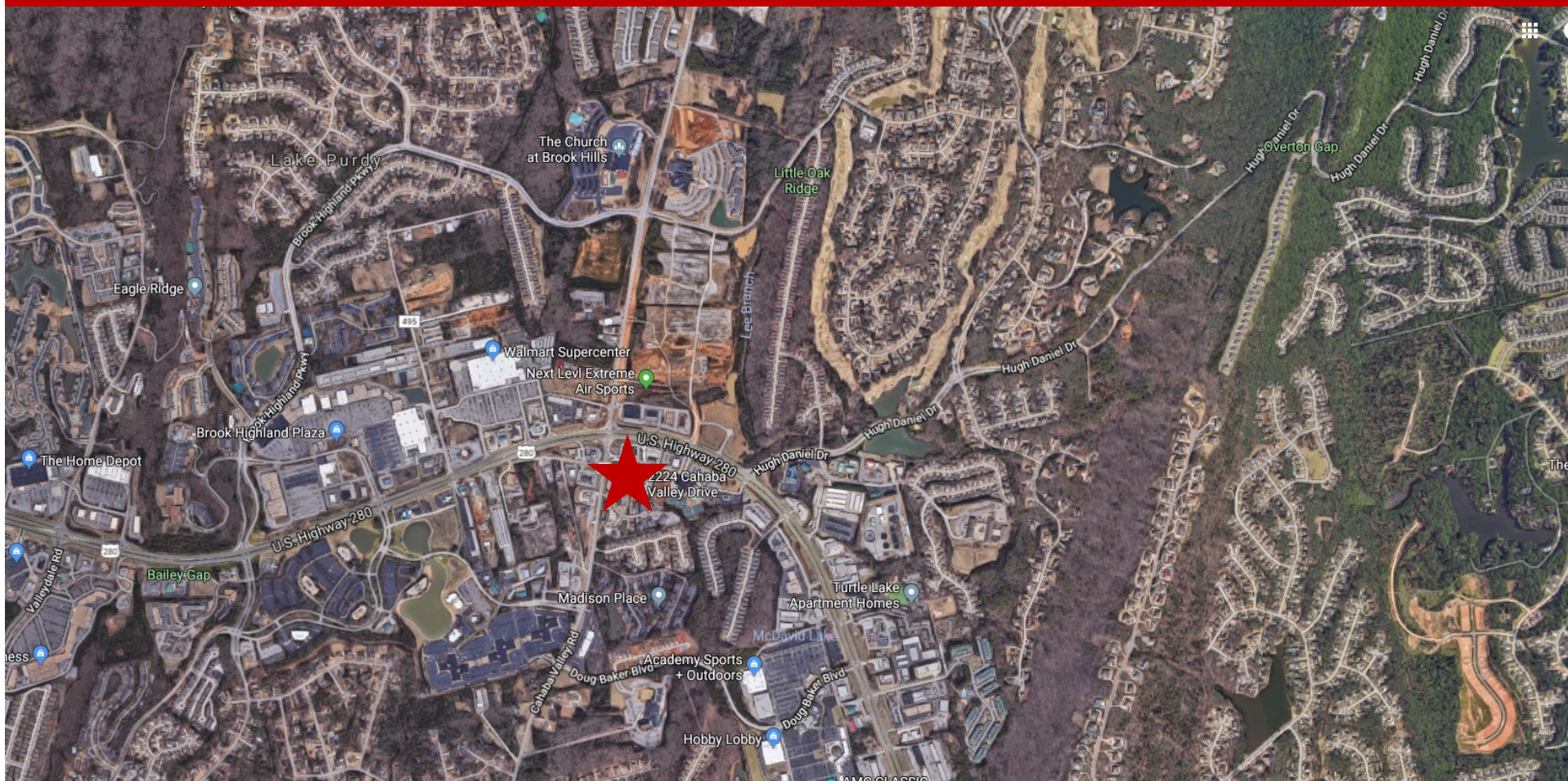
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AERIAL MAP

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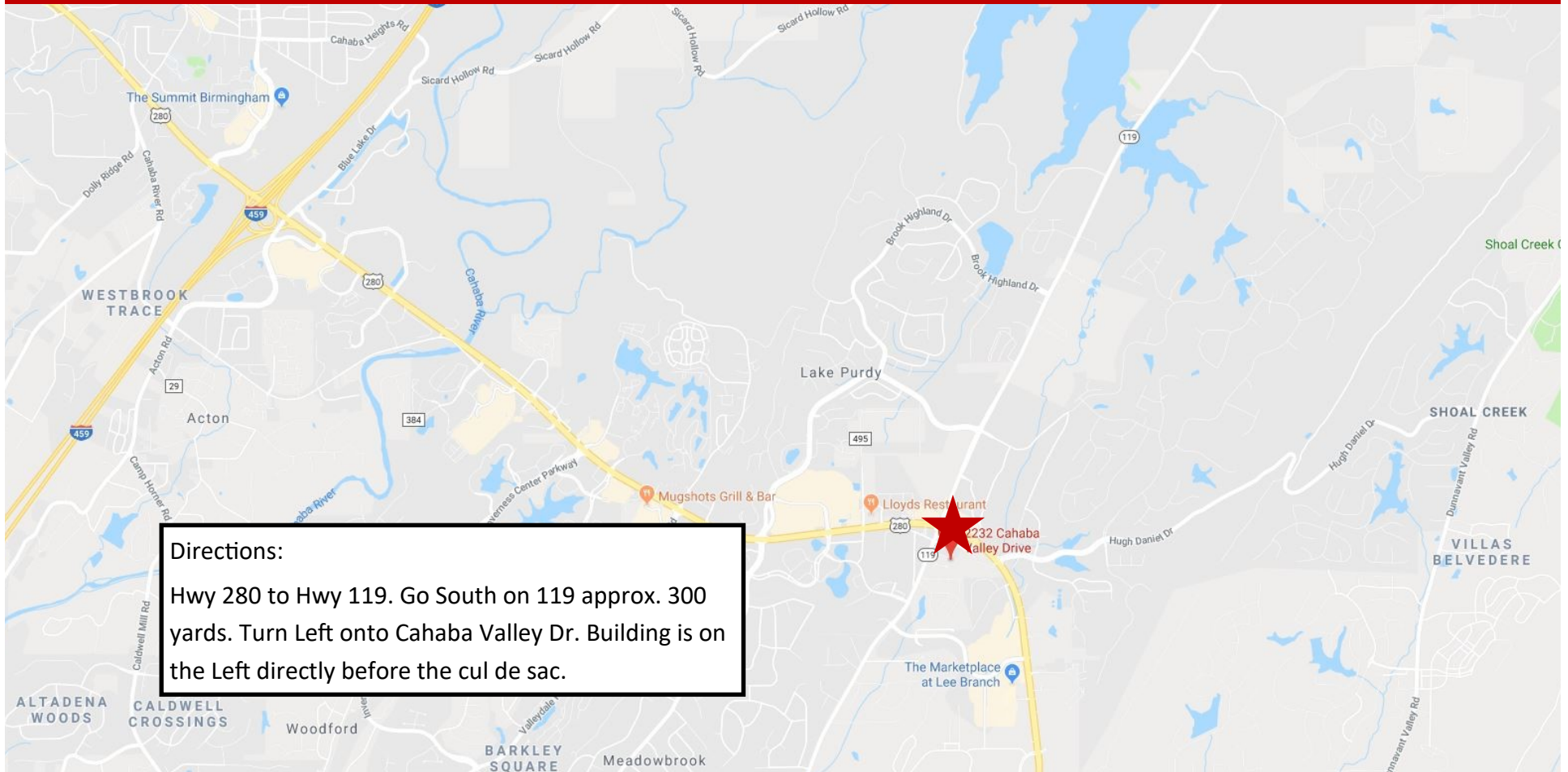
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LOCATION MAP

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DEMOGRAPHICS

2224 Cahaba Valley Dr. ♦ Birmingham, AL ♦ 35242 ♦ Shelby County

DEMOGRAPHIC SUMMARY

2224 Cahaba Valley Dr, Birmingham, Alabama, 35242 2

Ring of 5 miles

KEY FACTS

78,661

Population



33,326

Households

40.2

Median Age

\$93,412

Median Disposable Income

EDUCATION

2.6%

No High School Diploma



11.0%

High School Graduate



19.4%

Some College/ Associate's Degree



67.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$113,929

Median Household Income



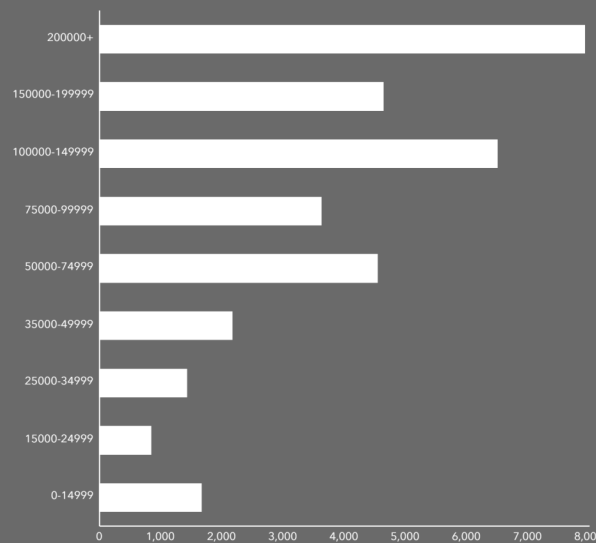
\$66,459

Per Capita Income

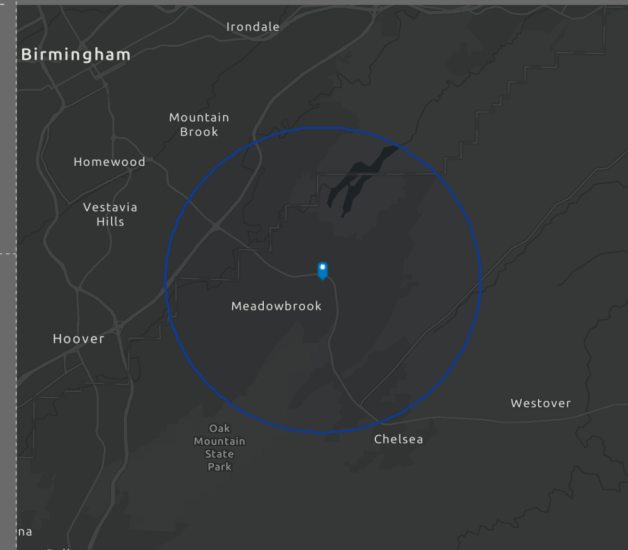


\$482,278

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

81.4%



Blue Collar

8.9%



Services

10.7%

2.1%

Unemployment Rate

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