



PROPERTY DESCRIPTION

Approximately 1 acre paved with 12" gravel and access via 35th Street North. Fenced on 2 sides in the corner of the property allows tenant to fence the remaining sides. Office space is approximately 1,000 sf and the rate is full service.

PROPERTY HIGHLIGHTS

- Paved with gravel overlay
- 1,000 sf +/- Office
- Near I-20

OFFERING SUMMARY

Lease Rate:	\$2,300.00 SF/yr (Gross)
Available SF:	1 Acres
Lot Size:	1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,141	22,188	69,426
Total Population	3,873	40,302	128,519
Average HH Income	\$28,954	\$38,347	\$59,718

BUD BALLARD

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RED ROCK

REALTY GROUP

LAND FOR LEASE

3550 27th Avenue North
Birmingham, AL 35207



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RED ROCK REALTY GROUP

1425 RICHARD ARRINGTON JR. BLVD. S SUITE 100 | BIRMINGHAM, AL 35205 | REDROCKRG.COM



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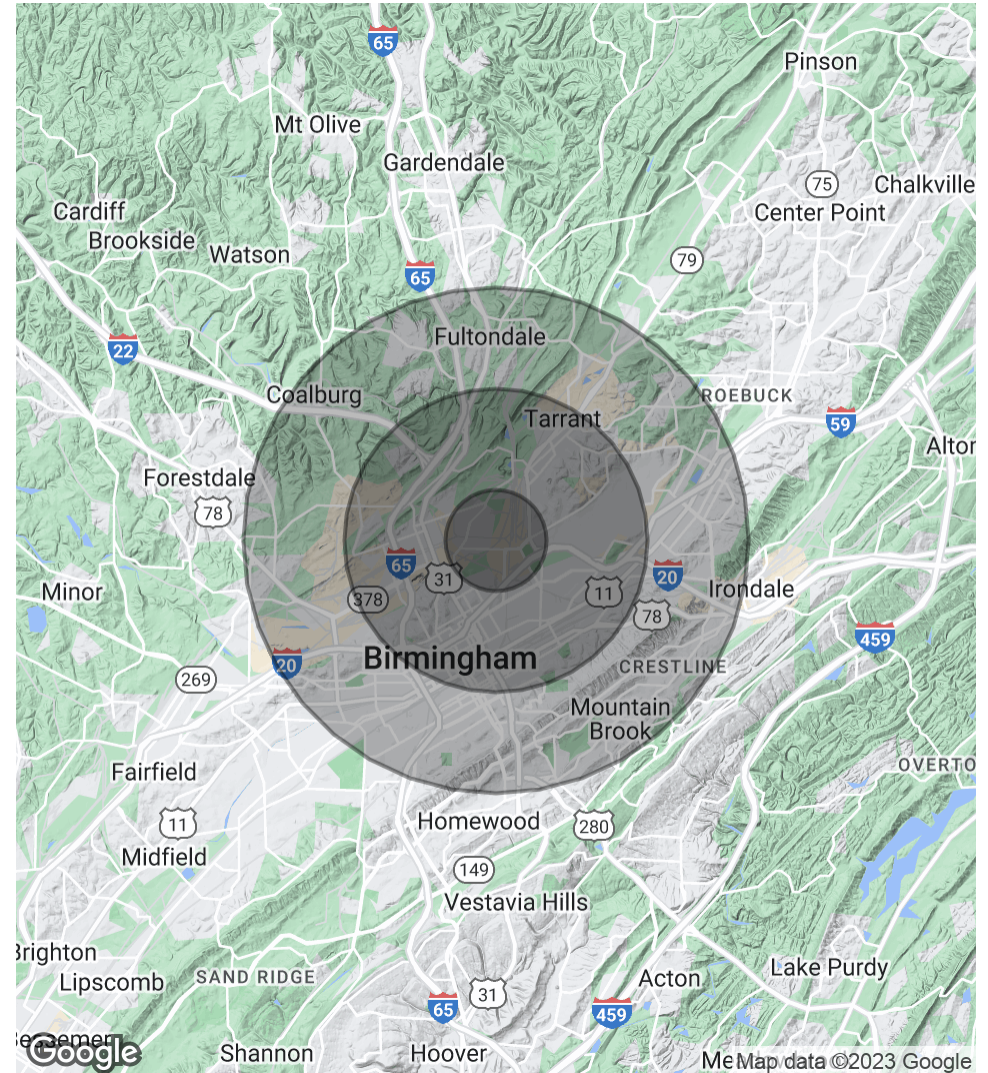
RED ROCK REALTY GROUP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,873	40,302	128,519
Average Age	44.8	39.0	38.6
Average Age (Male)	38.2	35.4	35.9
Average Age (Female)	47.4	40.7	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,141	22,188	69,426
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$28,954	\$38,347	\$59,718
Average House Value	\$50,140	\$100,178	\$202,966

* Demographic data derived from 2020 ACS - US Census



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