



600 Lakeshore Parkway,
Birmingham, Alabama
35209

FOR LEASE
14,800 SF
PREMIUM MEDICAL
OPPORTUNITY

Premier Medical Opportunity on Lakeshore Pkwy

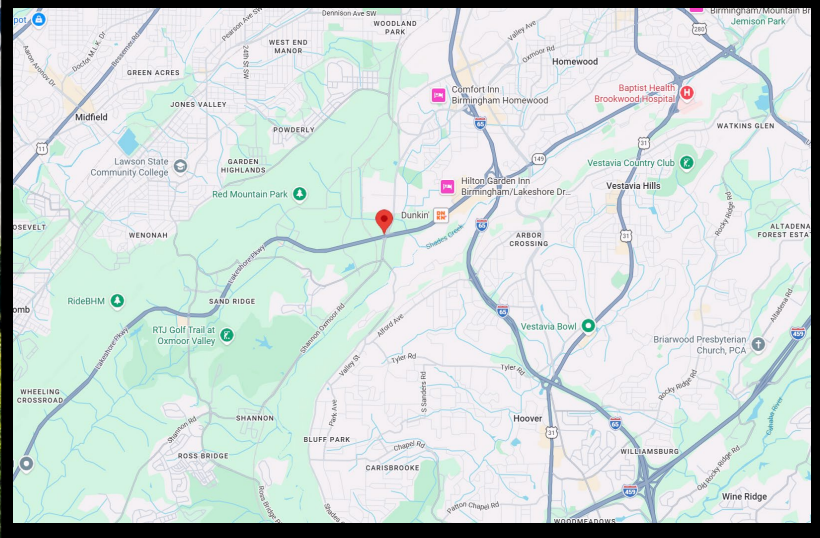
- ±2.77 Acres (120,873 SF)
- Located at W. Oxmoor Road and Lakeshore Pkwy
- Hard corner location with dual road frontage offering exposure to more than 50,000 VPD
- Plug and play for a medical user with exam rooms, nurses station, waiting area, etc.
- Includes 1,500 SF warehouse/storage addition with 2 loading docks
- Well below replacement cost
- Convenient to I-65 and I-20/59
- MXD Zoning, City of Birmingham



Lakeshore Pkwy
33,625 VPD

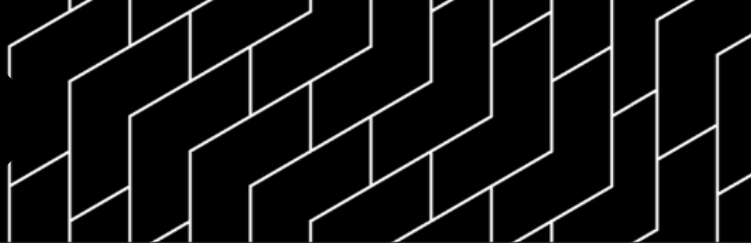
W. Oxmoor Rd
18,053 VPD

76 Parking
Spaces
5.1/1000 Ratio



AS BUILT FLOOR PLAN

14,800 SF Medical Clinic Space



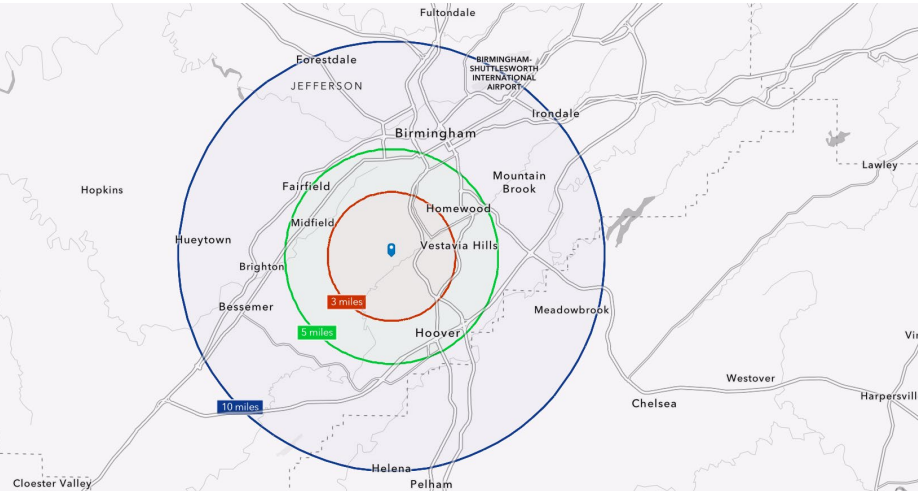
14,800 SQ FT



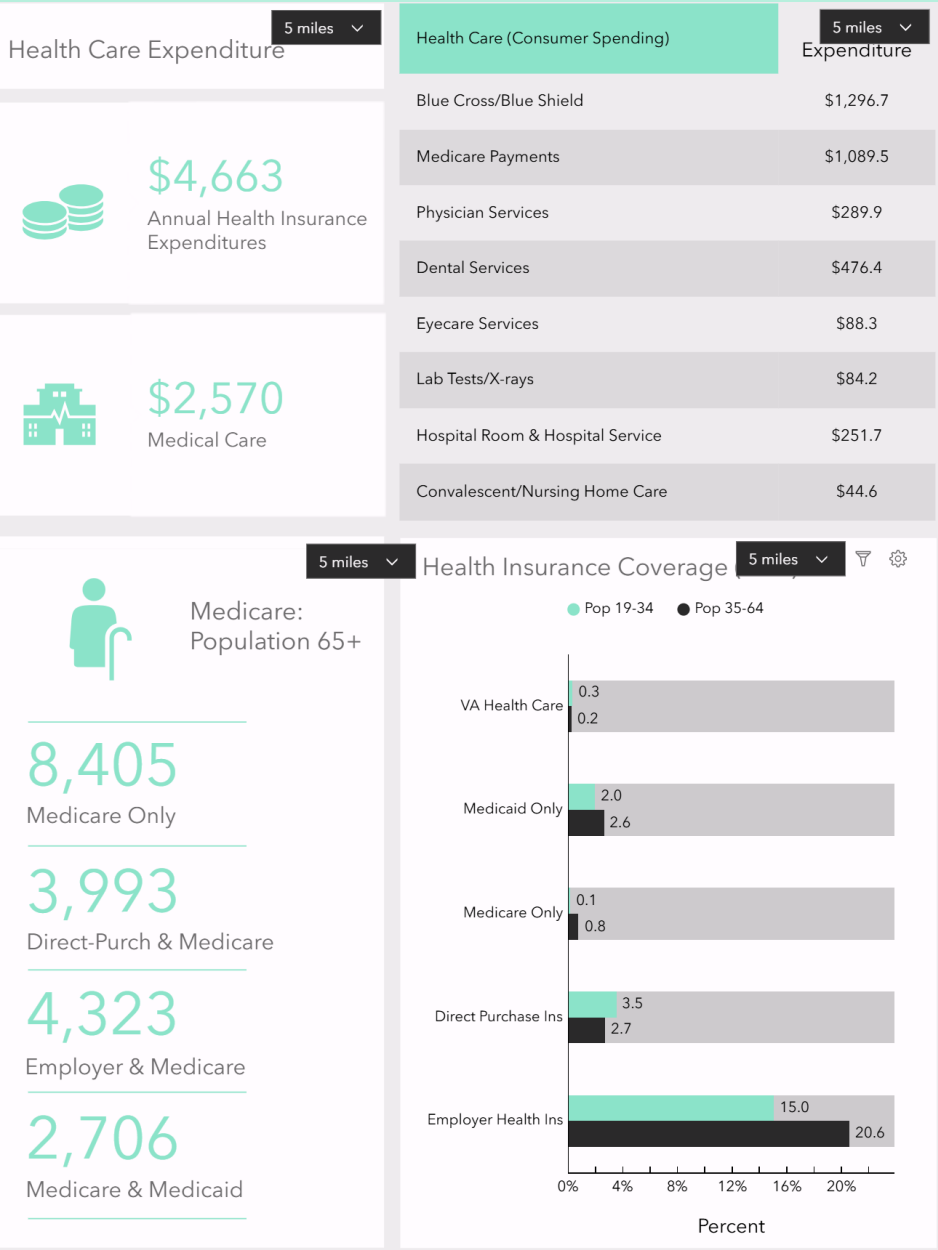


DEMOGRAPHICS AND HEALTH CARE SPENDING

	3 Mile	5 Mile	10 Mile
Population	54,453	171,456	462,926
Housing Units	23,952	71,617	195,665
Average Household Income	\$108,516	\$108,536	\$109,319
Annual Household Health Care Spending	\$7,128	\$7,233	\$7,319



HEALTH CARE AND INSURANCE (5 MILES)





FOR MORE INFORMATION CONTACT:

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