

OWNER FINANCING AVAILABLE

Colliers



For Sale or Lease

±6,372 SF

Well-Established Child Care Facility in Birmingham, AL

1700 Corporate Drive, Birmingham, Alabama, 35242

Jamie Justice, CCIM
Partner | Director
+1 205 949 5987
jamie.justice@colliers.com

Colliers | Alabama
880 Montclair Road, Suite 250
Birmingham, AL 35213
(205) 445 0955

Accelerating success.

Property Overview

Building Specifications

Address	1700 Corporate Drive Birmingham, AL 35242
Building Size	±6,372 SF
Lot Size	0.81 Acres
Sale Price	\$1,995,000 \$1,650,000
Lease Rate	\$20.00/SF; NNN
Parking	18 Spaces, on-site paved parking spots

- Owner financing available
- Interior refresh in 2022
- Located in a 175-acre master-planned corporate park bustling with dozens of thriving companies
- Nestled among prestigious neighborhoods home to affluent, high income residents
- Building monument signage available
- Close proximity and easy access to US Highway 280, US Highway 119, I-459 and I-65

Additional Highlights



Neighborhood Tapestry

	Population	HH	Average # Children	Median Age	Home Value
1 Mile Radius	4,175	1,802	2.3	39.8	\$394,000
3 Mile Radius	42,722	18,161	2.4	40.5	\$439,000
5 Mile Radius	80,156	33,839	2.4	40.36	\$431,000

	Businesses	Employees	Median HH Income	Bachelor Degree
1 Mile Radius	734	7,774	\$125,000	68%
3 Mile Radius	2,133	23,320	\$115,000	65%
5 Mile Radius	4,448	48,478	\$114,000	67%



9%

of surrounding population > 9 y/o

19%

of household income spent on daycare with 2 children in AL

Brookhighland Shopping Center

Tattersall Shopping Center



1700 Corporate Drive

Contact Us:

Jamie Justice, CCIM
 Partner | Director
 +1 205 949 5987
 jamie.justice@colliers.com



Colliers | Alabama
 880 Montclair Road, Suite 250
 Birmingham, AL 35213
 P: +1 205 445 0955
 colliers.com/alabama

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.