

**FOR LEASE**

# Keith Building

4898 Valleydale Rd, Birmingham, AL 35242



**SHANNON  
WALTCHACK**



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$13.00 SF/yr (NNN)
<b>Available SF:</b>	1,580 SF
<b>Building Size:</b>	12,000 SF

## PROPERTY DETAILS

- Recently renovated office space with high end finishes
- Offers easy access to Highway 280 and I-459
- Located on highly traveled Valleydale Road, serving 27,071 VPD
- Private office suites, updated conference room and kitchen

**EMERY HARRIS**

205.427.2188

ewharris@horizonamerica.net

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

**WE LOVE  
REAL ESTATE**

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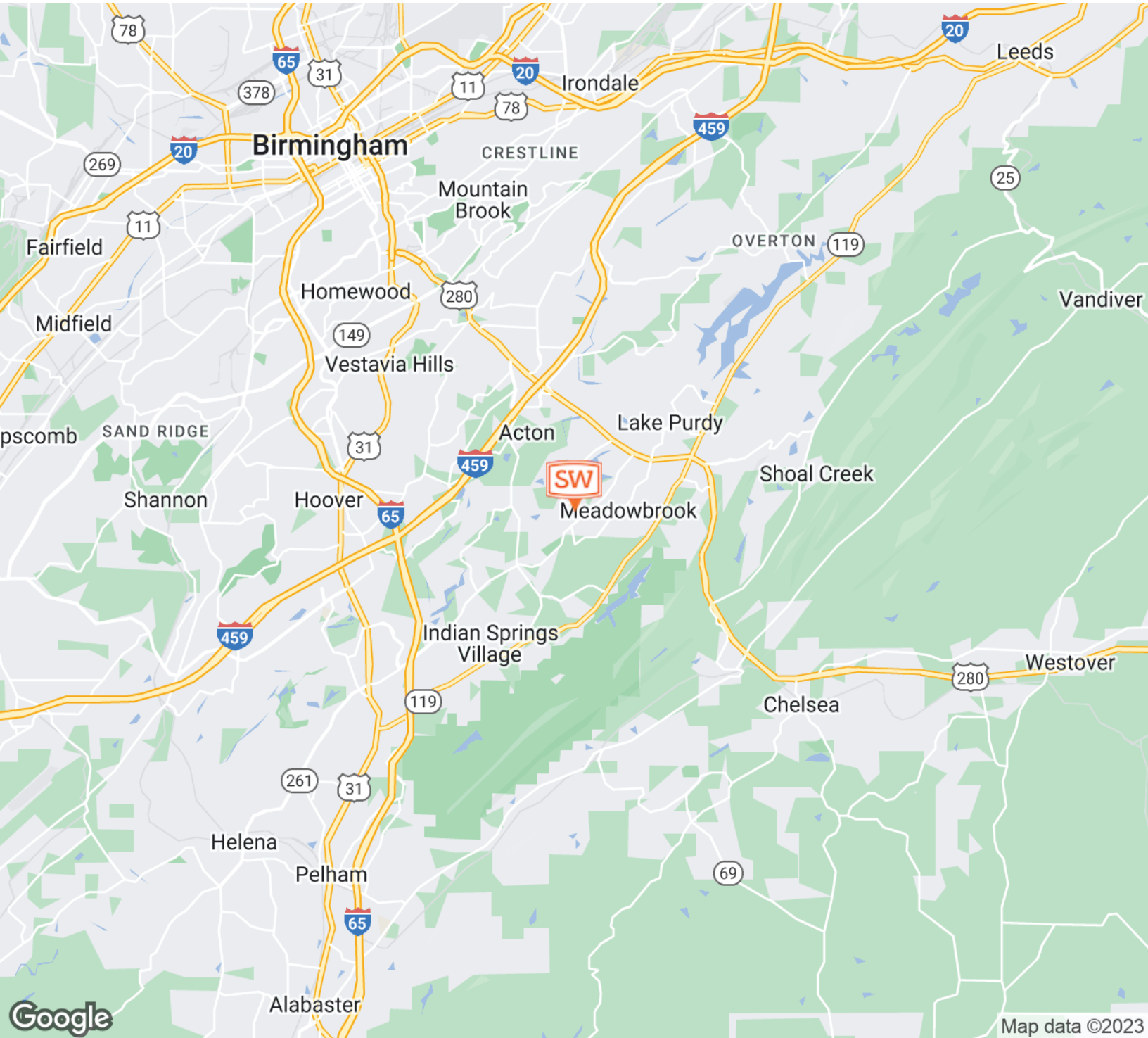
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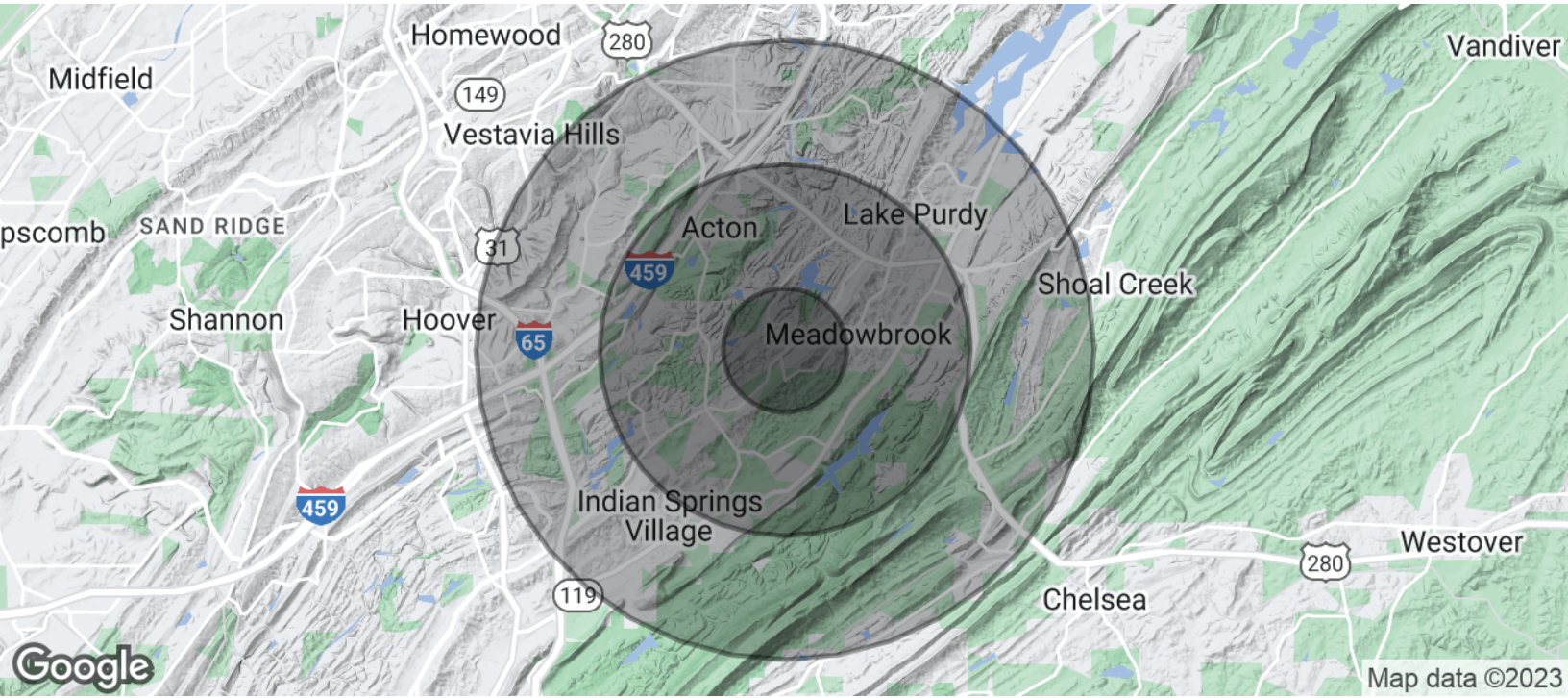
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,862	35,958	84,189
Average Age	36.9	36.7	37.7
Average Age (Male)	36.8	36.3	36.9
Average Age (Female)	37.7	37.6	38.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,040	15,160	35,031
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$95,572	\$98,552	\$105,214
Average House Value	\$296,138	\$319,421	\$355,410

\* Demographic data derived from 2020 ACS - US Census

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