



CASEY HOWARD-205.202.0814  
CHOWARD@HARBERTREALTY.COM

HARBERT-RETAIL.COM

RETAIL/OFFICE SPACE FOR SALE/LEASE IN HIGH TRAFFIC CORRIDOR

📍 1286 Oak Grove Rd, Birmingham, AL 35209





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## RETAIL/OFFICE SPACE FOR SALE/LEASE

- Lease Rate : \$11.50/SF NNN
- Sale Price: \$1.375M
- 2,000 SF up to 10,000 SF total available
- Pylon and facade signage available
- TI package available
- 33 parking spaces
- Easily accessible from I-65, just off Lakeshore Parkway, in the heart of retail, restaurants, shopping and more



### Population

1 mi. 4,989  
3 mi. 62,207  
5 mi. 171,446



### Daytime Business

Population  
approx. 38,580+  
within 3 miles



### Average HH Income

1 mi. \$105,322  
3 mi. \$93,469  
5 mi. \$83,105



### Traffic Counts

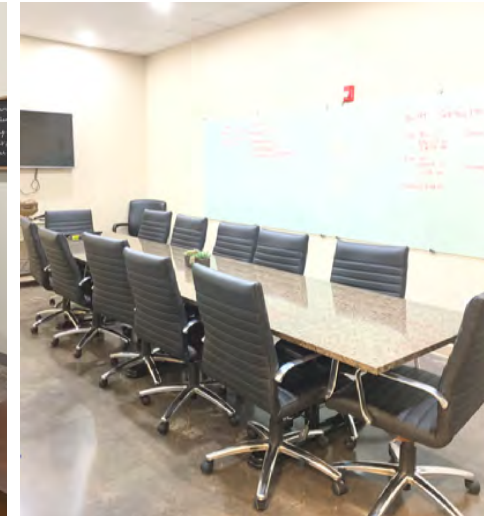
approx. 32,500 AADT  
On Lakeshore Pkwy

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.



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32,500  
AADT

118,000  
AADT

280 Unit Multifamily Development  
\$45.6 Million Community  
15.5 AC Parcel  
Set to open in 2021  
DOBBINS GROUP



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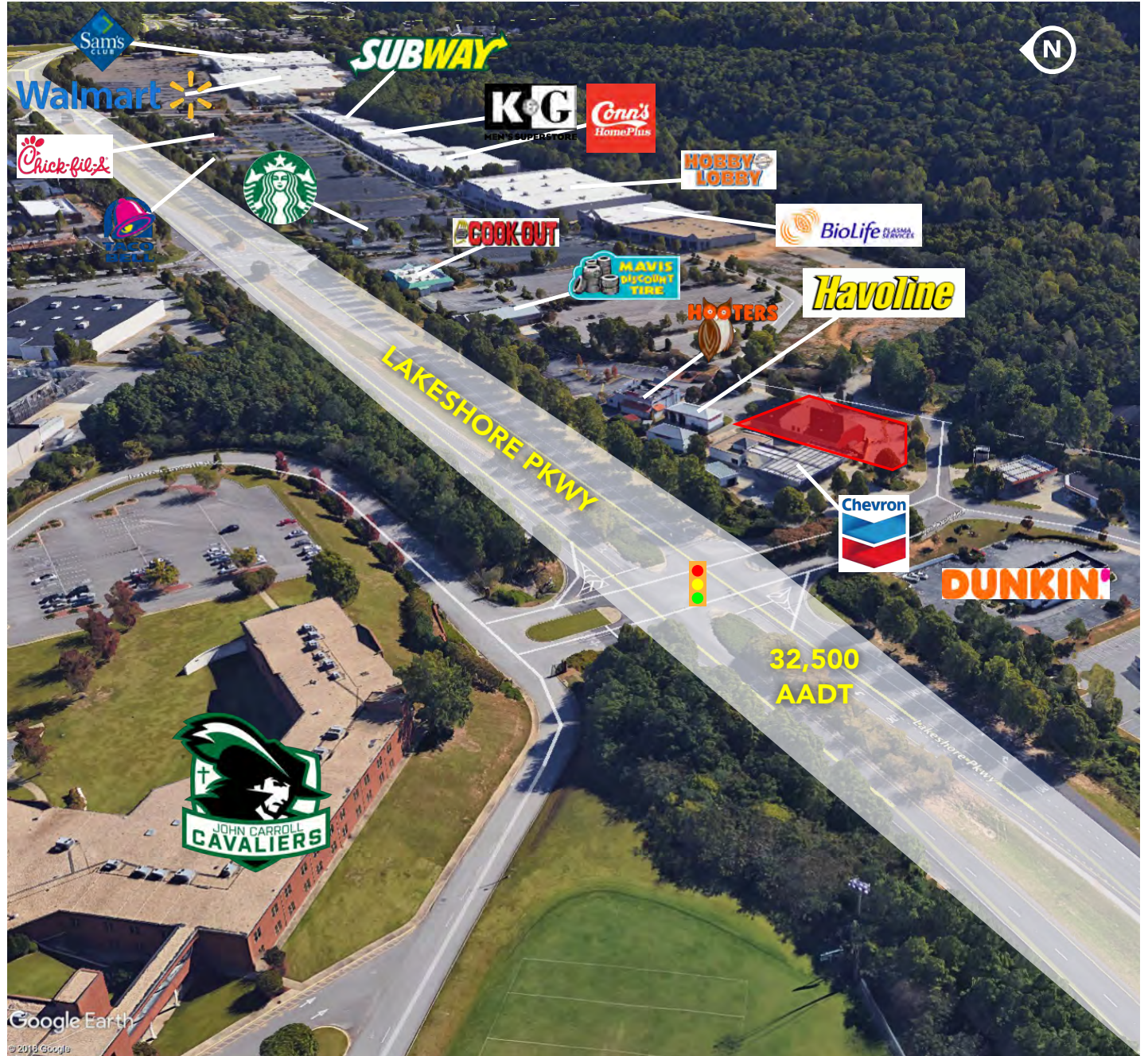
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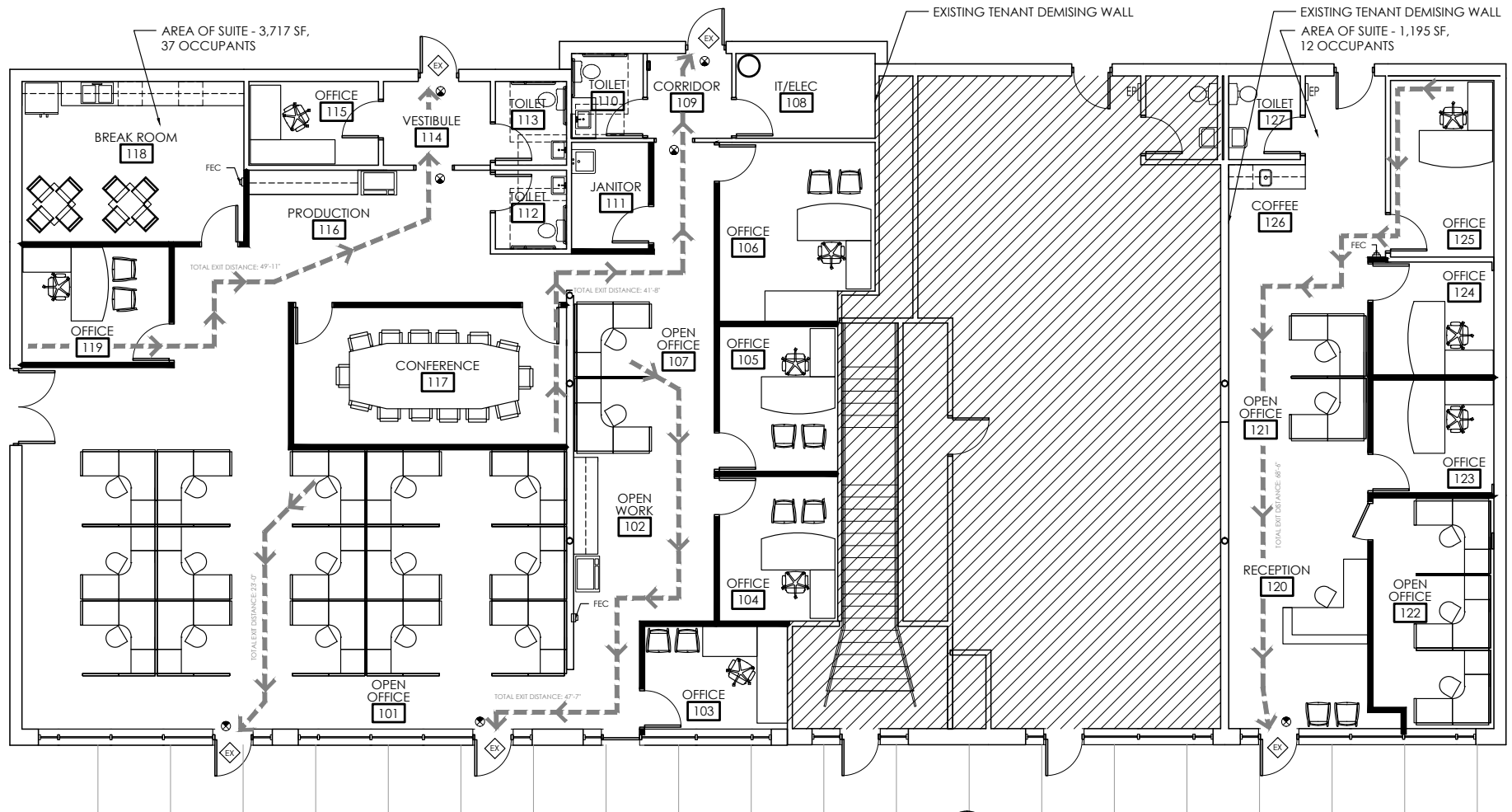
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# GROUND FLOOR - FOUR 2,000 SF RETAIL/OFFICE SPACES FOR SALE/LEASE

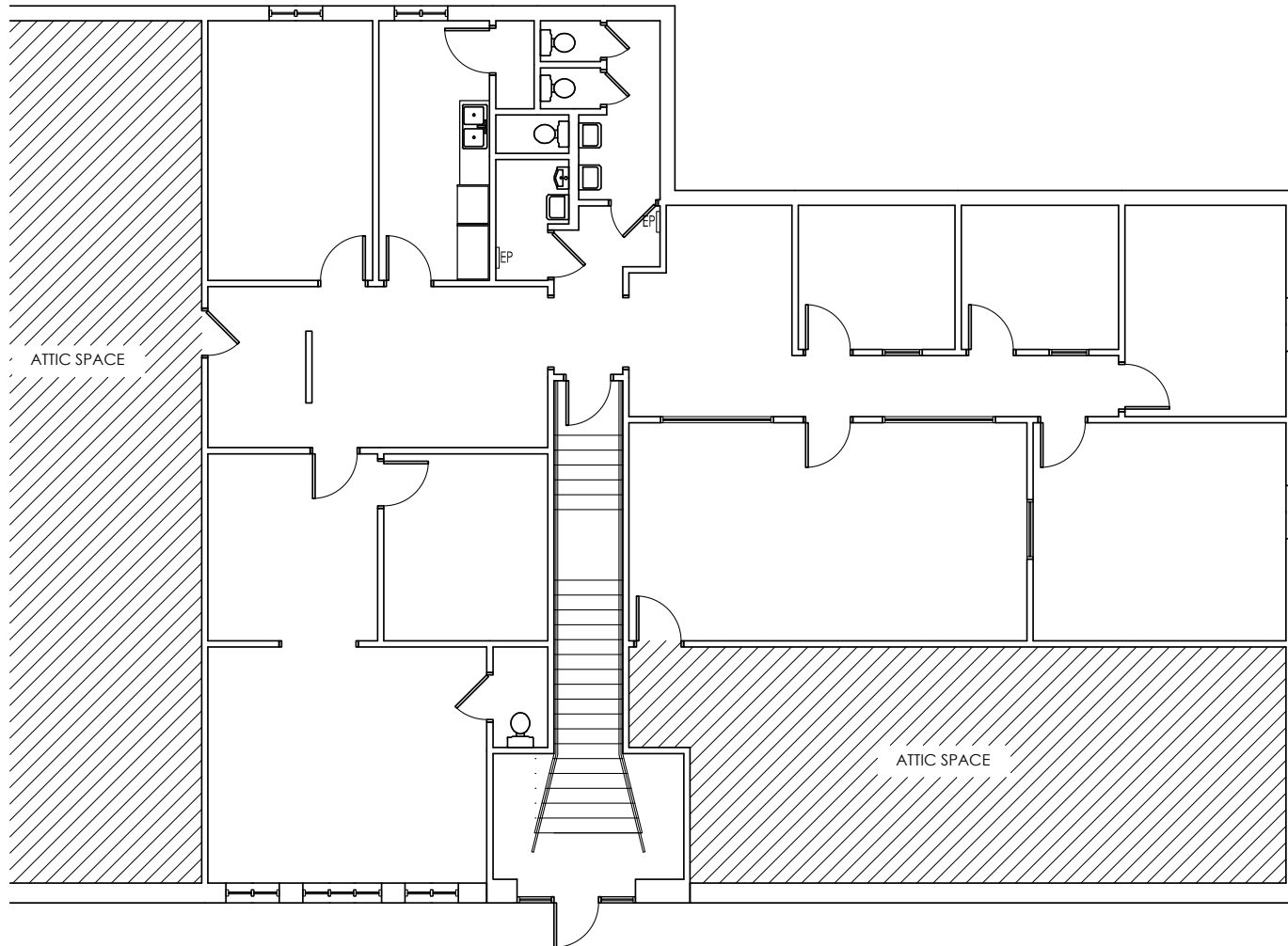


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## 2ND FLOOR - 2,400 SF OFFICE SPACE FOR SALE/LEASE



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