



FOR SALE

UNIVERSITY BUILDING

85 BAGBY DRIVE, HOMEWOOD, AL 35209



retail
SPECIALISTS

EXECUTIVE SUMMARY

Retail Specialists, LLC is pleased to present the University Building.

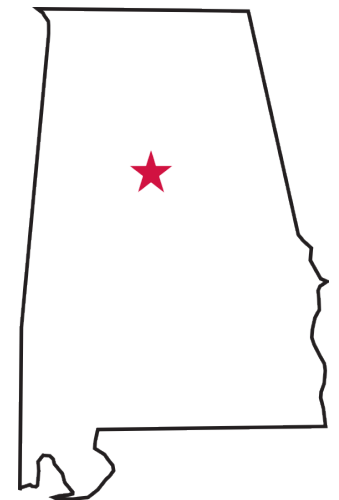
Name	University Building
Address	85 Bagby Drive
Market	Birmingham (Homewood)
Total Offering GLA	39,969 SF
Total Land Size	1.93 AC
Occupancy	96%
Year Delivered	1970
Property Subtype	Office
Building Class	B
Floors	3
Annual Gross Rental Income	\$490,063
Annual Operating Expenses	\$89,745.48
Property Tax	\$34,580
4% Property Management Fee	\$19,602.52
NOI	\$346,135
Asking Price	Call for Pricing

Property Overview:

Offered for sale is the University Building, a 39,969 SF class B office building situated on 1.93 acres. The University Building is currently 96% occupied.

The property is located on Bagby Drive just off the intersection of Valley Avenue and I-65, both highly trafficked week day commuter routes into and out of downtown Birmingham. The property boasts extremely easy access to I-65, Montgomery Highway and US-280.

Major area points of interest in the area include the Oxmoor Industrial Park (1.0 mile), Vulcan Park and Museum (2.4 miles), Red Mountain Park (3.8 miles), UAB and downtown Birmingham (4.5 miles), Brookwood Baptist Hospital (4.7 miles) and many others.



PROPERTY PHOTOS



HOMWOOD, AL DEMOGRAPHICS

Homewood, AL 85 Bagby Drive		1 Mile	3 Miles	5 Miles
POPULATION	2020 Estimated Population	11,091	77,230	182,360
	2025 Projected Population	11,050	77,126	181,993
	2030 Forecast Population	11,028	77,117	181,998
	2010 Census Population	11,041	79,072	185,957
	2000 Census Population	11,369	84,410	201,804
	Growth 2020 to 2025	-0.37%	-0.14%	-0.20%
	Growth 2010 to 2020	0.46%	-2.33%	-1.93%
	Growth 2000 to 2010	-2.9%	-6.3%	-7.9%
	ETHNICITY	2020 Est. White	38%	45%
2020 Est. Black		51%	48%	49%
2020 Est. Asian or Pacific Islander		2%	3%	2%
2020 Est. Hispanic		13%	6%	4%
2020 Est. Other Races		10%	5%	4%
HOUSEHOLDS	2020 Estimated Households	5,173	33,158	77,090
	2025 Projected Households	5,158	33,135	77,032
	2030 Forecast Households	5,150	33,147	77,090
	2010 Census Households	5,137	33,760	78,601
	2000 Census Households	5,829	36,510	84,383
	Growth 2020 to 2025	-0.30%	-0.07%	-0.08%
	Growth 2010 to 2020	0.70%	-1.78%	-1.92%
	Growth 2000 to 2010	-11.87%	-7.53%	-6.85%
	JOBS	2020 Est. Total Businesses	618	3,416
2020 Est. Total Employees		14,037	86,379	198,421
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	8,248	60,797	145,955
	2020 Est. Civilian Employed	5,772	36,090	82,998
	2020 Est. Civilian Unemployed	277	2,679	6,526
	2020 Est. in Armed Forces	5	79	105
	2020 Est. not in Labor Force	2,199	22,029	56,431

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