

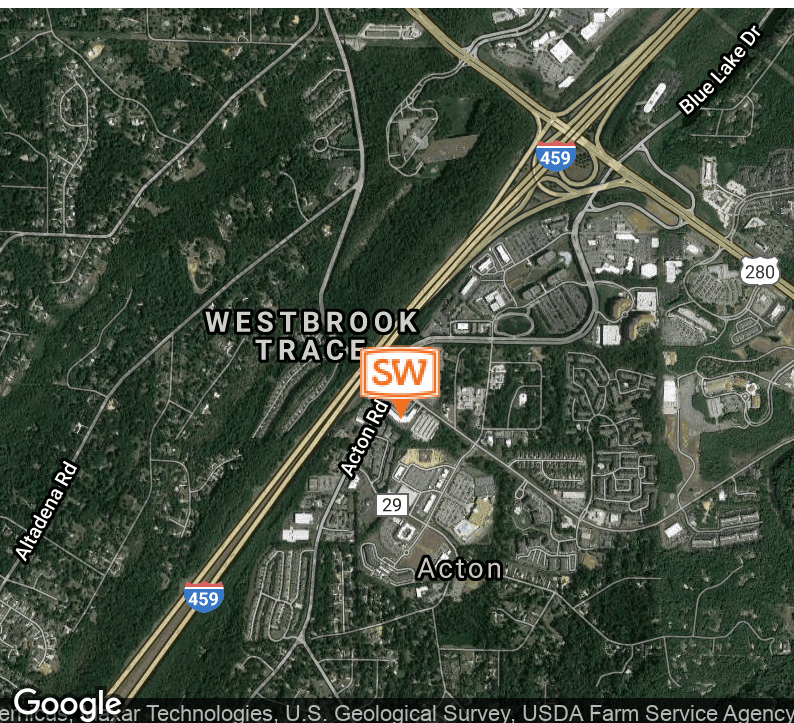
FOR LEASE

Altadena Square

4704 Cahaba River Road, Birmingham, AL 35243



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	1,600 SF
Building Size:	30,330 SF
Access:	3 Access Points

PROPERTY HIGHLIGHTS

- In-line suite with convenient accessible parking
- Includes prominent monument signage
- Strong, diverse tenant mix with longevity
- Easy access to Highway 280 & I-459
- Located at major intersection (Cahaba River Road and Acton Road and Colonnade Parkway) with superior visibility at a traffic light
- Dynamic trade area with numerous recent developments such as Patchwork Farms, Lifetime Fitness, Slice Pizza and Grandview Medical Center
- Excellent visibility to the high traffic counts on Acton Road (16,000 VPD)

TYLER BRADFORD, CCIM
205.903.0732
tbradford@shanwalt.com

KEITH SHAMBLIN
205.515.1752
ks@shanwalt.com

**WE LOVE
REAL ESTATE**

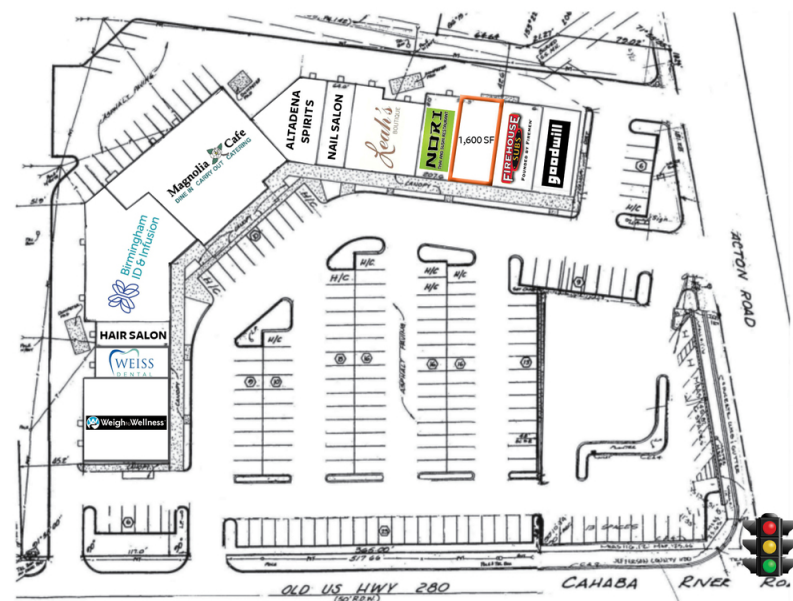
FOR LEASE

Altadena Square

4704 Cahaba River Road, Birmingham, AL 35243



**SHANNON
WALTCHACK**



TYLER BRADFORD, CCIM
205.903.0732
tbradford@shanwalt.com

KEITH SHAMBLIN
205.515.1752
ks@shanwalt.com

**WE LOVE
REAL ESTATE**

FOR LEASE

Altadena Square

4704 Cahaba River Road, Birmingham, AL 35243



**SHANNON
WALTCHACK**



TYLER BRADFORD, CCIM
205.903.0732
tbradford@shanwalt.com

KEITH SHAMBLIN
205.515.1752
ks@shanwalt.com

**WE LOVE
REAL ESTATE**

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

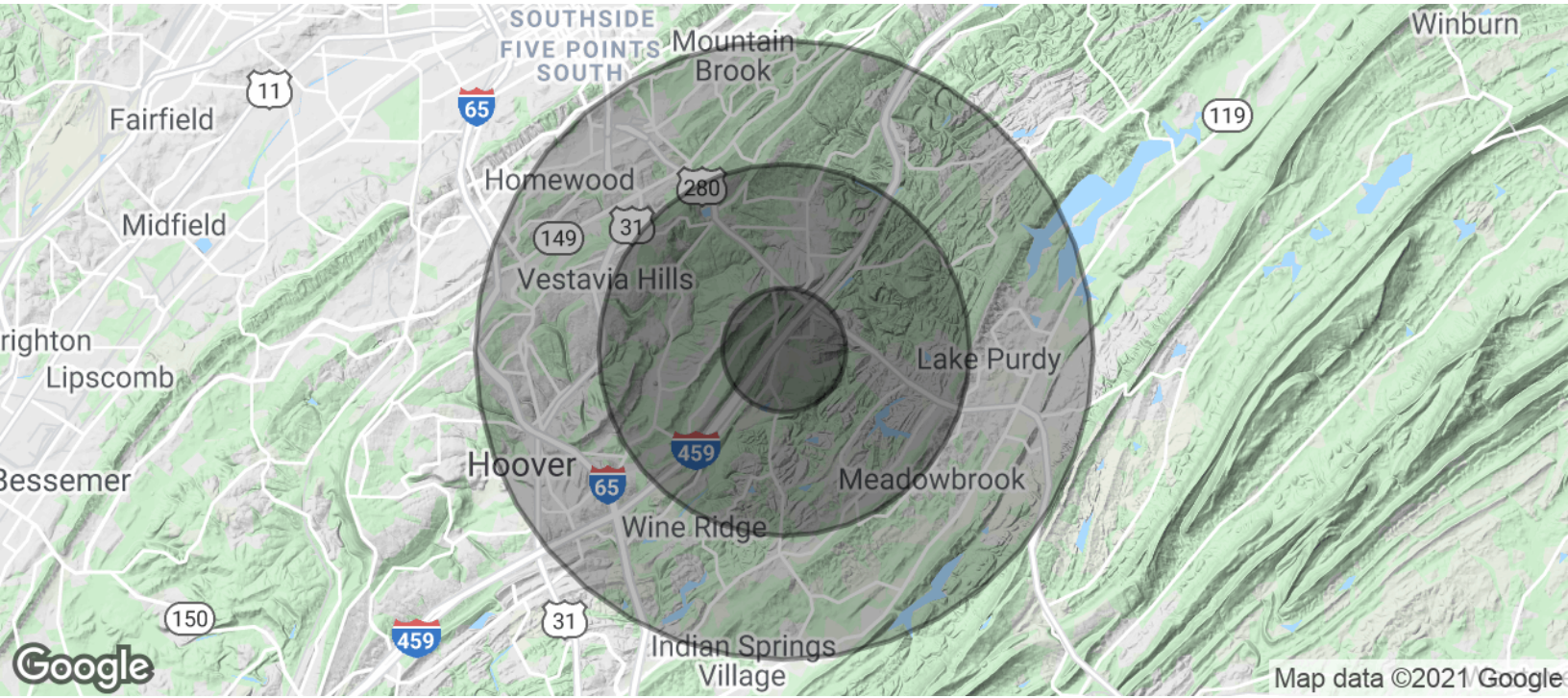
FOR LEASE

Altadena Square

4704 Cahaba River Road, Birmingham, AL 35243



**SHANNON
WALTCHACK**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,053	41,209	120,468
Average age	35.3	37.2	37.3
Average age (Male)	33.5	36.4	36.7
Average age (Female)	37.5	38.8	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,729	18,058	49,394
# of persons per HH	2.3	2.3	2.4
Average HH income	\$117,117	\$105,724	\$110,606
Average house value	\$443,545	\$399,310	\$403,783

* Demographic data derived from 2010 US Census

TYLER BRADFORD, CCIM
205.903.0732
tbradford@shanwalt.com

KEITH SHAMBLIN
205.515.1752
ks@shanwalt.com

**WE LOVE
REAL ESTATE**