

**FOR LEASE**

# 4700 Cahaba River Road

Birmingham, AL 35243



**SHANNON  
WALTCHACK**



## OFFERING SUMMARY

**Lease Rate:** \$25.00 SF/yr (NNN)

**Available SF:** 2,365 SF

## PROPERTY DESCRIPTION

- Space Available Q1 2021
- Strong trade area with numerous recent developments such as Patchwork Farms, Lifetime Fitness, Slice Pizza and Grandview Medical Center
- Rare drive through lane and window in place
- Easy access to Highway 280 & I-459
- Located at major intersection of Acton Road and Cahaba River Road with great visibility and pylon signage at corner
- 20,250 VPD on Acton Road; 14,347 on Cahaba River Road
- Dense nearby apartment communities - Over 1,700 units in a one-mile radius; Over 8,000 in a three-mile radius

**MICHAEL MURRAY, CCIM**

205.382.1896

mm@shanwalt.com

**WE LOVE  
REAL ESTATE**

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

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