FOR LEASE 4700 Cahaba River Road

Birmingham, AL 35243







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

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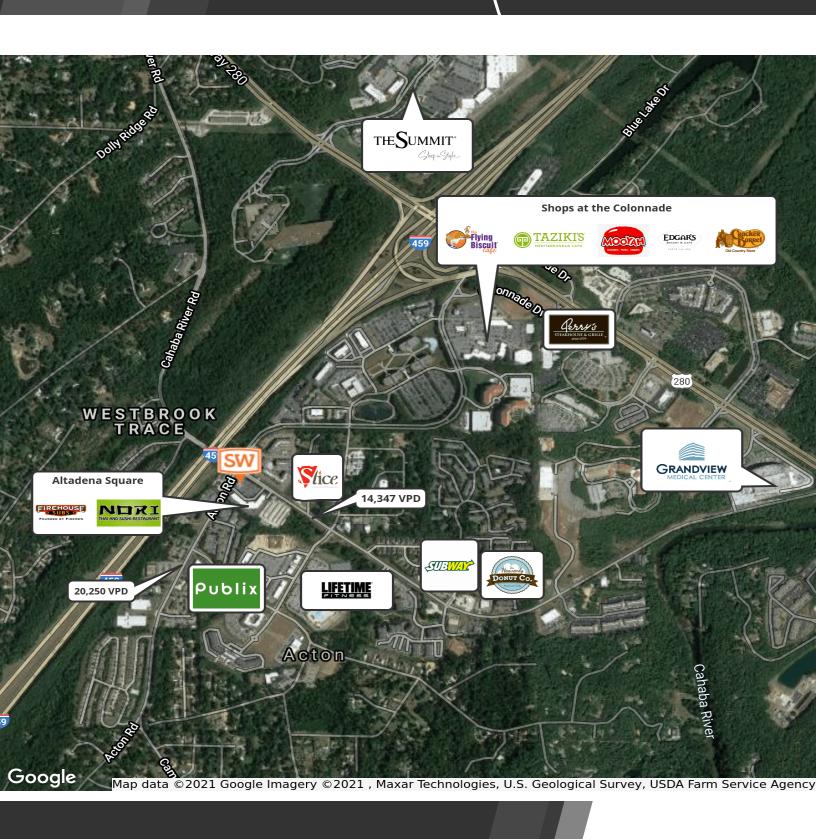
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