# **OFFICE/FINANCIAL/RETAIL SPACE FOR LEASE**

- AVAILABLE SPACE: ±3,100 SF
- CALL FOR PRICING
- Hard corner
- Class A quality construction
- High end interior finishes
- Break room, conference rooms, drive-thru, ATM location
- Perfect for financial services firm, insurance, real estate, retail or accounting firm
- 9 designated parking spaces (plus street parking and nearby public lot)
- Potential to add more parking spaces in current drive-thru location
- Highest income demographics in the city located in Mountain Brook
- Timeless English Village architecture
- Next to Chelulu, Vino and the Continental Bakery
- Multiple amenities surround the location

### DEMOGRAPHICS

#### POPULATION

1 mile **10,990** 3 miles **72,252** 5 miles **175,007** 

DAYTIME BUSINESS POPULATION

1 mile **13,223** 3 miles **180,394** 5 miles **239,877** 

#### **TRAFFIC COUNTS**

±**6,821** vehicles/day on Cahaba Road

±**7,708** vehicles/day on Fairway Drive

#### AVERAGE HOUSEHOLD INCOME

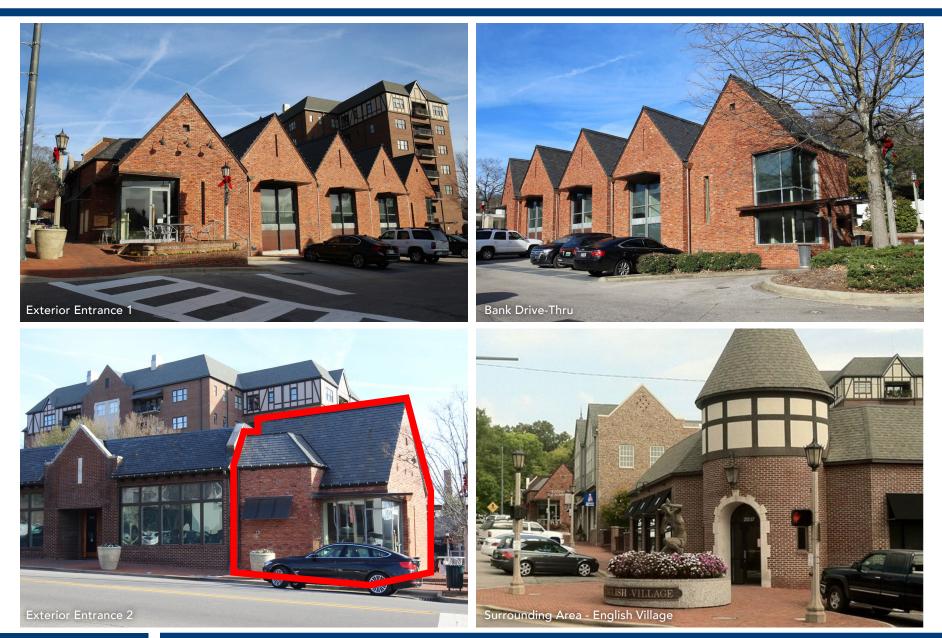
1 mile \$ 105,961 3 miles \$ 102,276 5 miles \$ 86,373





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 subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

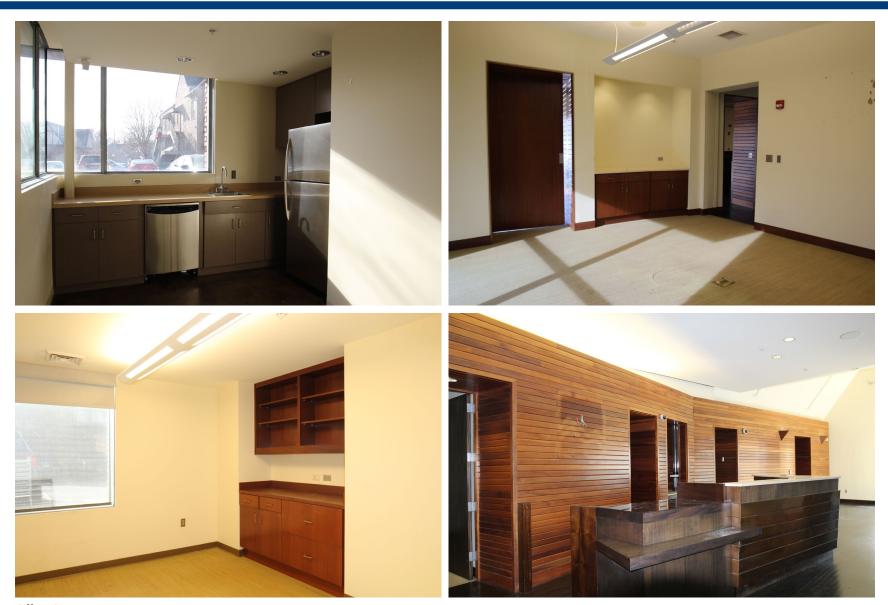
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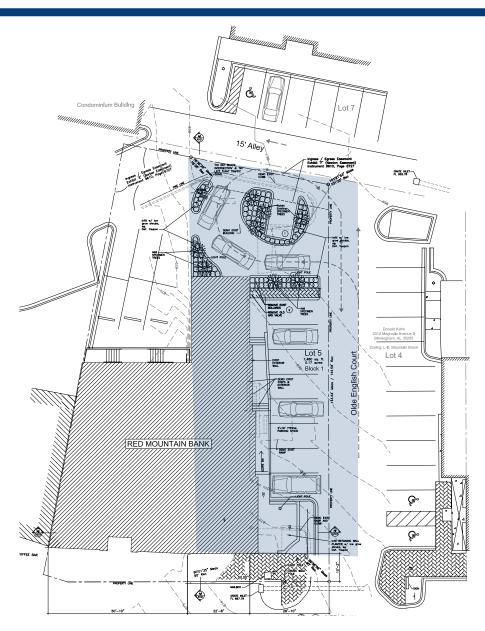


Office Space



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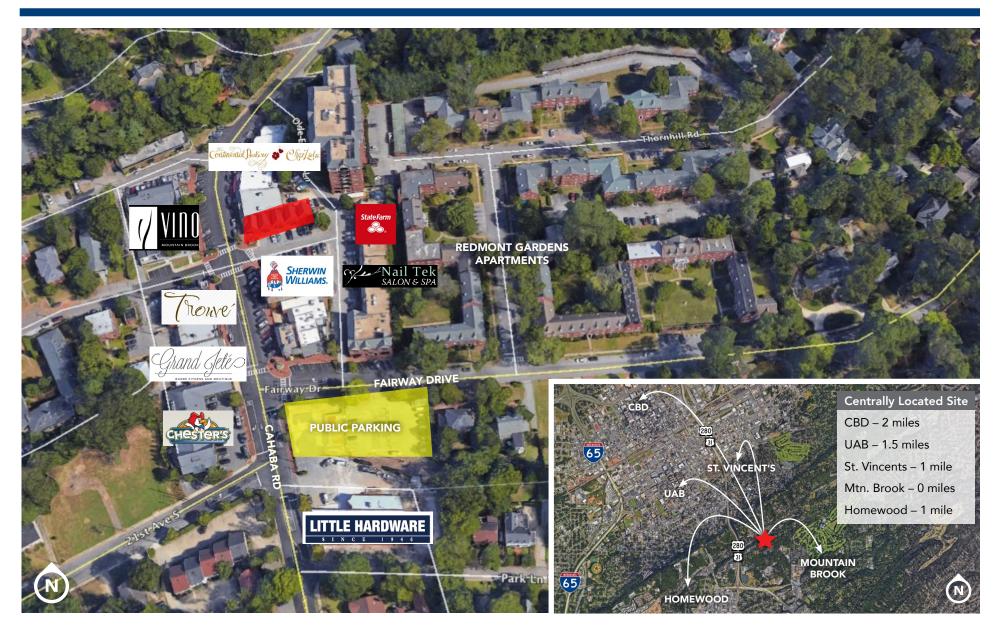
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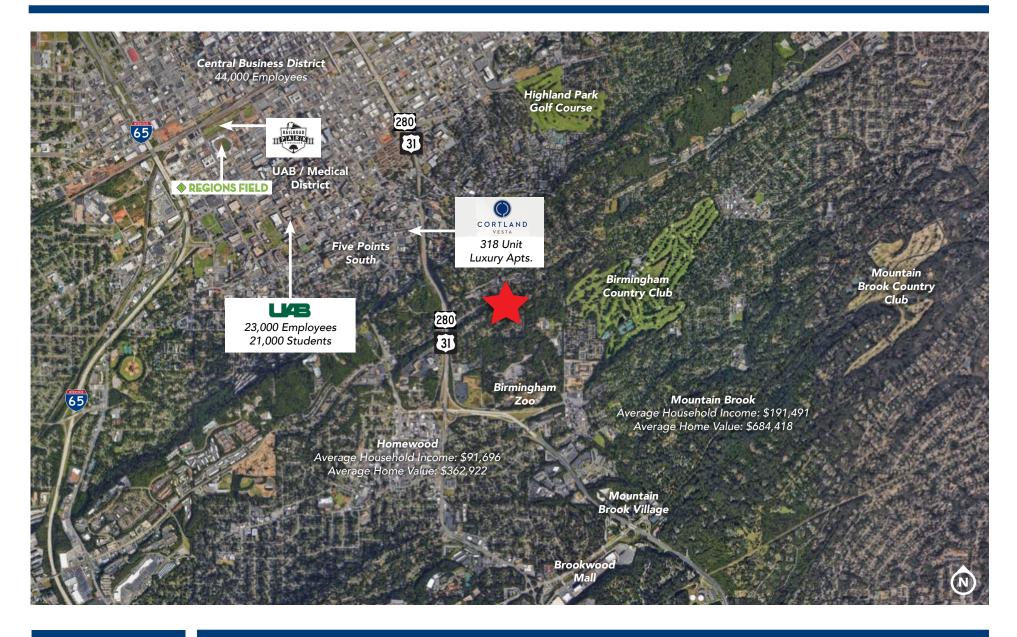
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