

## 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	<b>10,990</b>
3 miles	<b>72,252</b>
5 miles	<b>175,007</b>

#### TRAFFIC COUNTS

±**6,821** vehicles/day on Cahaba Road  
 ±**7,708** vehicles/day on Fairway Drive

#### DAYTIME BUSINESS POPULATION

1 mile	<b>13,223</b>
3 miles	<b>180,394</b>
5 miles	<b>239,877</b>

#### AVERAGE HOUSEHOLD INCOME

1 mile	<b>\$ 105,961</b>
3 miles	<b>\$ 102,276</b>
5 miles	<b>\$ 86,373</b>



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Exterior Entrance 1



Bank Drive-Thru



Exterior Entrance 2



Surrounding Area - English Village



Office Space





