OFFICE SPACE FOR LEASE

LEASE RATE: \$14.50 NNN

AVAILABLE SUITES:

Suite 108 - 12,082 rsf

- Located near the intersection of Roebuck Parkway and I-59
- Great Visibility from I-59
- Multi-tenant office building renovated in 2001
- Ample parking

DEMOGRAPHICS:

AVERAGE HOUSEHOLD INCOME

1 mile \$51,691 3 miles \$48,548 5 miles \$51,907

DAYTIME BUSINESS POPULATION

1 mile 4,626 3 miles 16,984 5 miles 57,102

TRAFFIC COUNTS

HWY 11 over **24,500** cars/day

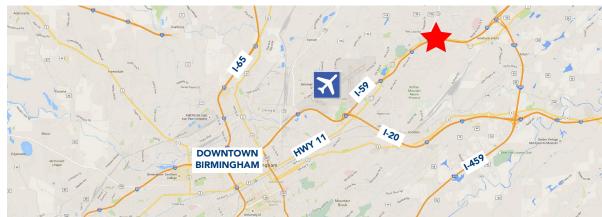
PKWY EAST over 56,000 cars/day

I-59 over **54,000** cars/day

POPULATION

1 mile 5,089 3 miles 41,976 5 miles 104,875







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.

Norman Tynes ntynes@harbertrealty.com 205.458.8105 2 North Twentieth Street Suite 1700 Birmingham, AL 35203 HarbertRealty.com 205.323.2020

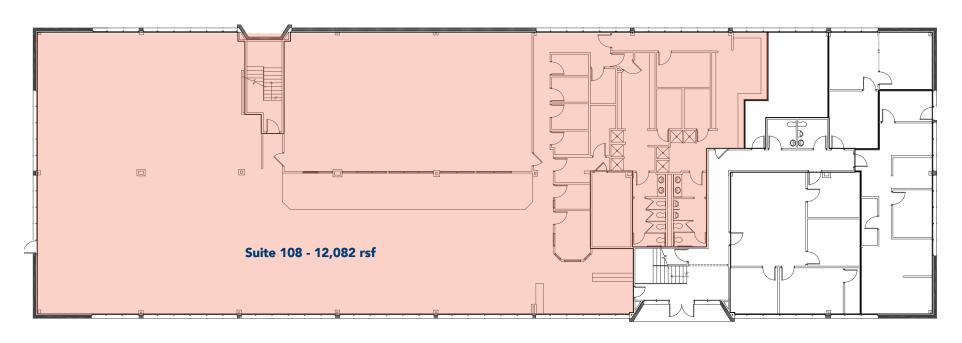
CORPORATE EAST - 213 GADSDEN HIGHWAY, BIRMINGHAM, AL 35235





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FIRST FLOOR PLAN

