

524 32nd Street

BIRMINGHAM, AL

PROPERTY FOR LEASE

HARBERT
REALTY SERVICES

UNIQUE LAKEVIEW SPACE FOR LEASE

MOVE-IN READY IN AS EARLY AS 45 DAYS.

This +/- 2,500 SF building offers a very unique leasing opportunity in very close proximity to Lakeview. This space is wide open and has a very cool factor. The owner has recently taken the building back to shell condition which will allow for a custom / tailored build-out for the right tenant in as little as 45 days.

The owner is flexible and willing to help build-out the space for the right tenant and term.

- +/- 2,500 sf
- \$3,750 per month NNN
- Dedicated parking reserved in lot behind building + street parking
- Zoned M-1 (light industrial) – which includes B-3 office use and retail



DEMOGRAPHICS:

POPULATION

1 miles	8,996
3 miles	73,870
5 miles	171,118

DAYTIME BUSINESS POPULATION

1 miles	21,482
3 miles	166,544
5 miles	228,045

AVERAGE HH INCOME

1 miles	\$ 84,628
3 miles	\$ 81,320
5 miles	\$ 77,855

TRAFFIC COUNTS

±8,000 on 4th Ave
±4,000 vehicles per day at the site



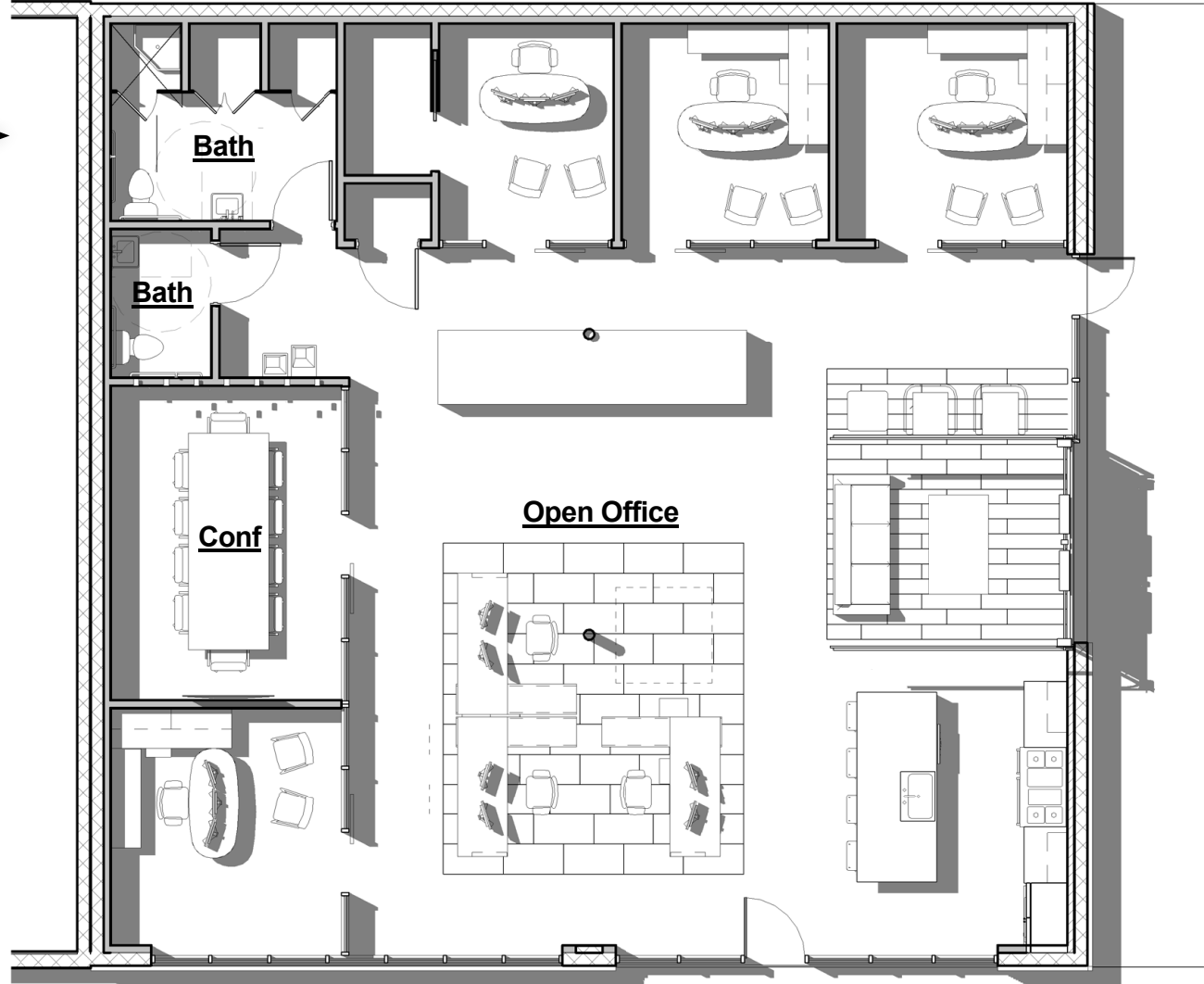
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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Potential Layout →
Custom Design
Opportunity Available



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