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MOUNTAIN BROOK PLAZA

2737 US-280, MOUNTAIN BROOK, ALABAMA 35223



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○ AVAILABLE FOR LEASE

- RARE VACANCIES AT MOUNTAIN BROOK PLAZA:
 - 2,516 AND 3,016 SF INLINE SPACES, CAN BE COMBINED FOR 5,532 SF
- EXCELLENT VISIBILITY FROM US-280 WITH DAILY TRAFFIC COUNTS EXCEEDING 104,000 VEHICLES PER DAY (ALDOT)
- STRATEGIC LOCATION ON BETWEEN MOUNTAIN BROOK AND DOWNTOWN BIRMINGHAM. LOCATED ON THE MORNING TRAFFIC SIDE OF THE HIGHWAY WITH CO-TENANTS INCLUDING MOE'S SOUTHWEST, TAZIKI'S, PLANET SMOOTHIE, VERIZON, SCHAEFFER EYE CENTER, AND IMAGE SOUTH

○ DEMOGRAPHICS

DISTANCE	POPULATION	DAYTIME POPULATION	MEDIAN INCOME
1 Mile	5,655	13,496	\$103,669
3 Miles	73,284	104,077	\$72,267
5 Miles	172,269	204,670	\$60,779

