

NEW TO THE MARKET RETAIL SPACE FOR LEASE

- **AVAILABLE SPACE:**
Building 100: 10,072 SF
Building 200: 4,600 SF - Build-To-Suit Restaurant or Medical
Building 300: 5,648 SF
- Easy access to I-459 via Liberty Parkway / Overton Road
- Located near Encompass Health (600+ Employees), Federal Reserve Bank of Atlanta (Bham Branch), and The Urban Center (1,250 Employees)
- Located in close proximity to Mountain Brook High School, Brookwood Forest Elementary, and Liberty Park Elementary/Middle Schools,
- **CALL FOR PRICING**

DEMOGRAPHICS

POPULATION

1 mile	2,932
3 miles	28,626
5 miles	90,168

TRAFFIC COUNTS

±**10,178** vehicles/day
on Liberty Pkwy
±**87,000** vehicles/day
on I-459

DAYTIME BUSINESS POPULATION

1 mile	3,442
3 miles	14,102
5 miles	82,640

AVERAGE HOUSHOLD INCOME

1 mile	\$ 161,375
3 miles	\$ 134,840
5 miles	\$ 117,405

LIBERTY PARK HOUSEHOLDS

Existing homes: 1558 / Projected home sales through 2024: 900+



Proposed Rendering

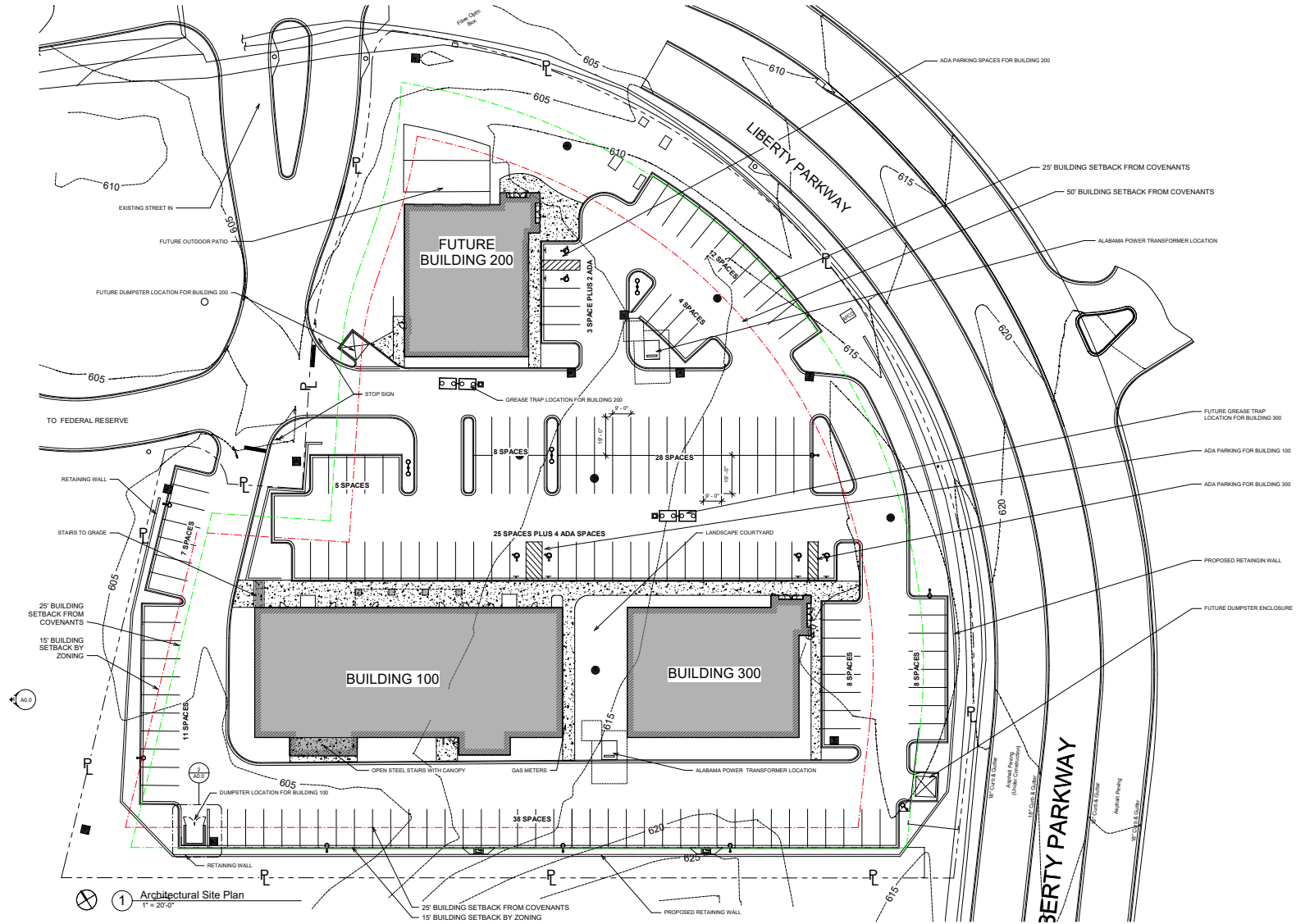


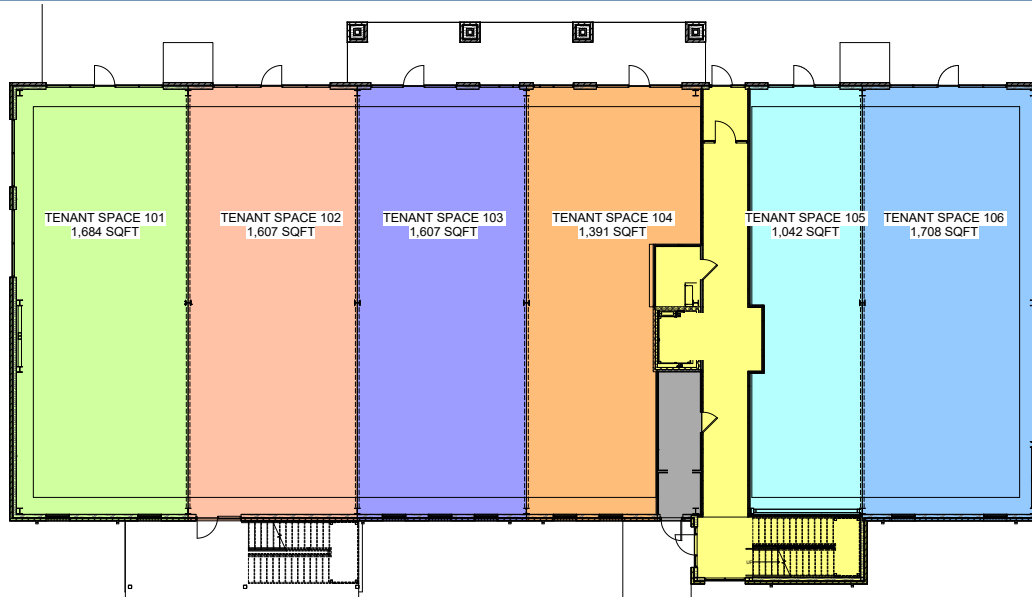
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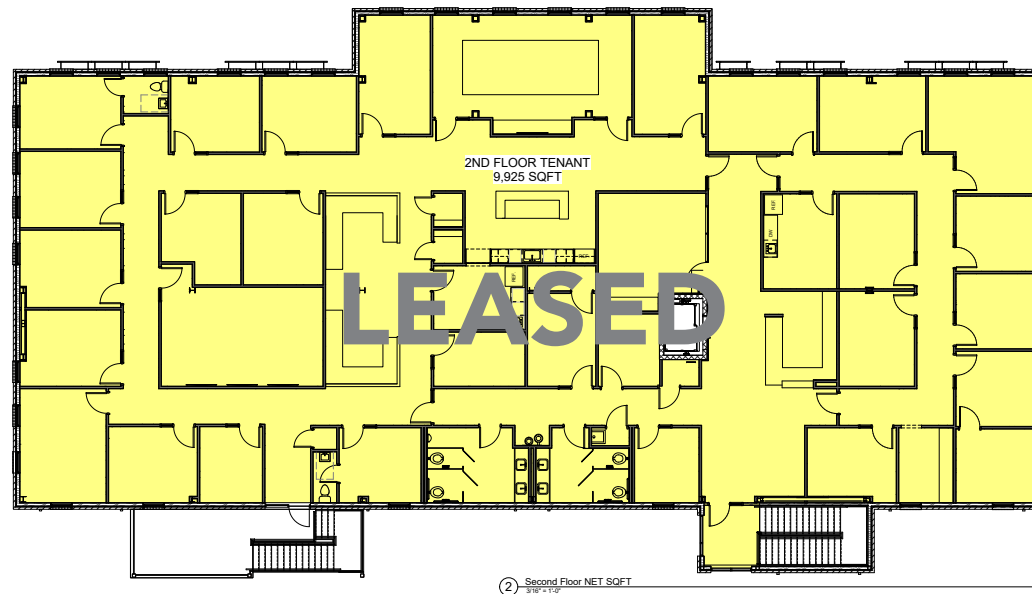
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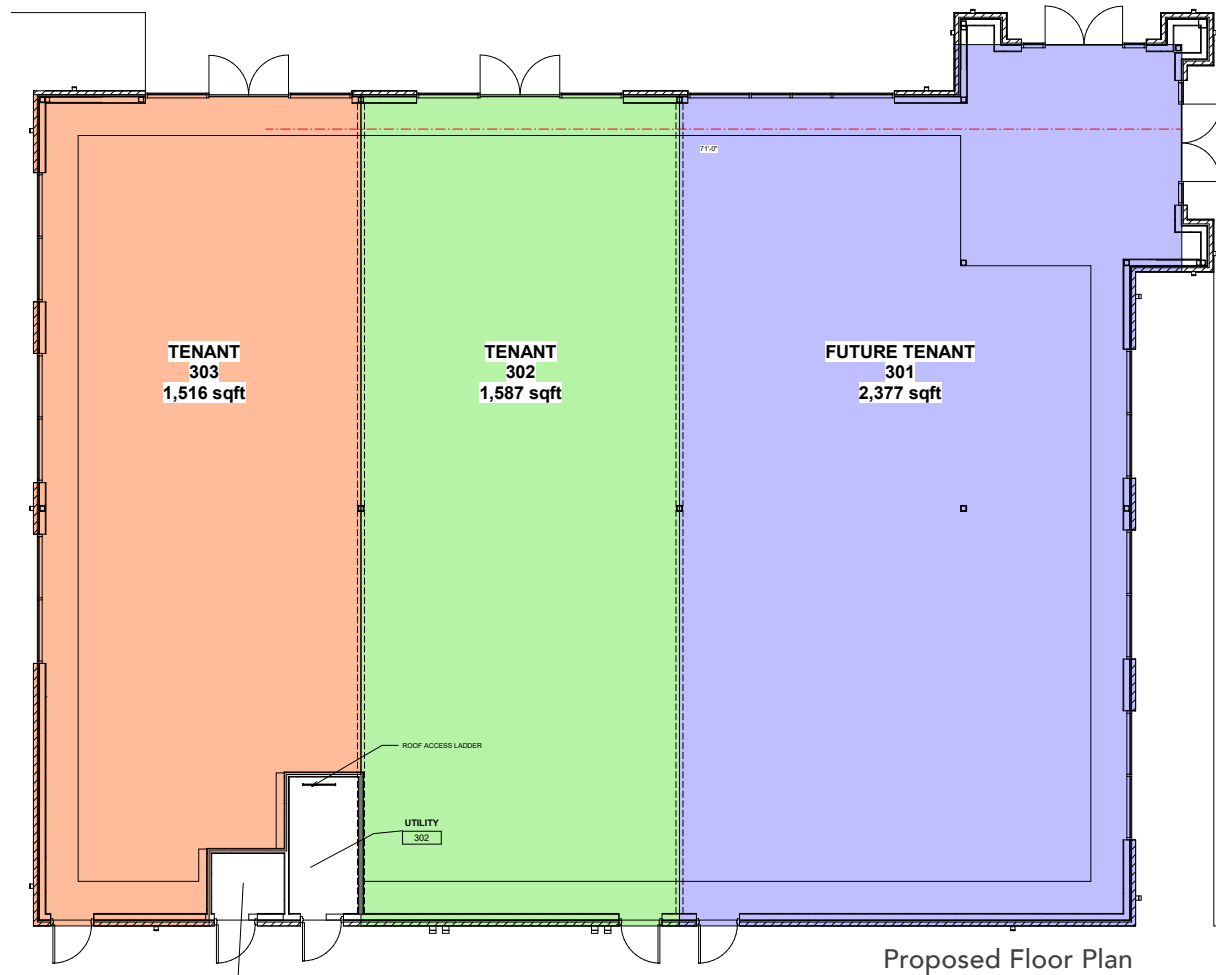


Proposed 1st Floor Plan



2nd Floor Plan

BUILDING 100 TOTAL SF: 20,595 SF
1ST FLOOR: 10,072 SF - AVAILABLE
2ND FLOOR: 10,523 SF - LEASED



BUILDING 300 TOTAL SF: 5,648 SF - AVAILABLE



AREA AMENITIES

ONLY 2.4 MILES FROM
THE SUMMIT
(12 MINUTE DRIVE)