

FOR LEASE

Lakeview Office

512 27th Street South, Birmingham, AL 35233



SHANNON WALTCHACK
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PROPERTY SUMMARY

Available SF:	3,995 SF
Lease Rate:	\$12.00 SF/yr (Full Service)
Building Size:	3,995 SF

PROPERTY HIGHLIGHTS

- Move in ready
- Private parking with 5 parking spaces
- Ample street parking also available 3 blocks from the main Lakeview retail district
- 0.3 miles from Pepper Place Market
- Across the street from TrimTab brewery
- Includes a 1,600 SF conditioned garage
- 4 blocks away from access to Highway 31/Red Mountain Express
- Newly renovated office interiors

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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Fuller McClendon
334.524.6271
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1616 2nd Avenue South, Suite 100
Birmingham, AL 35233
shanwalt.com

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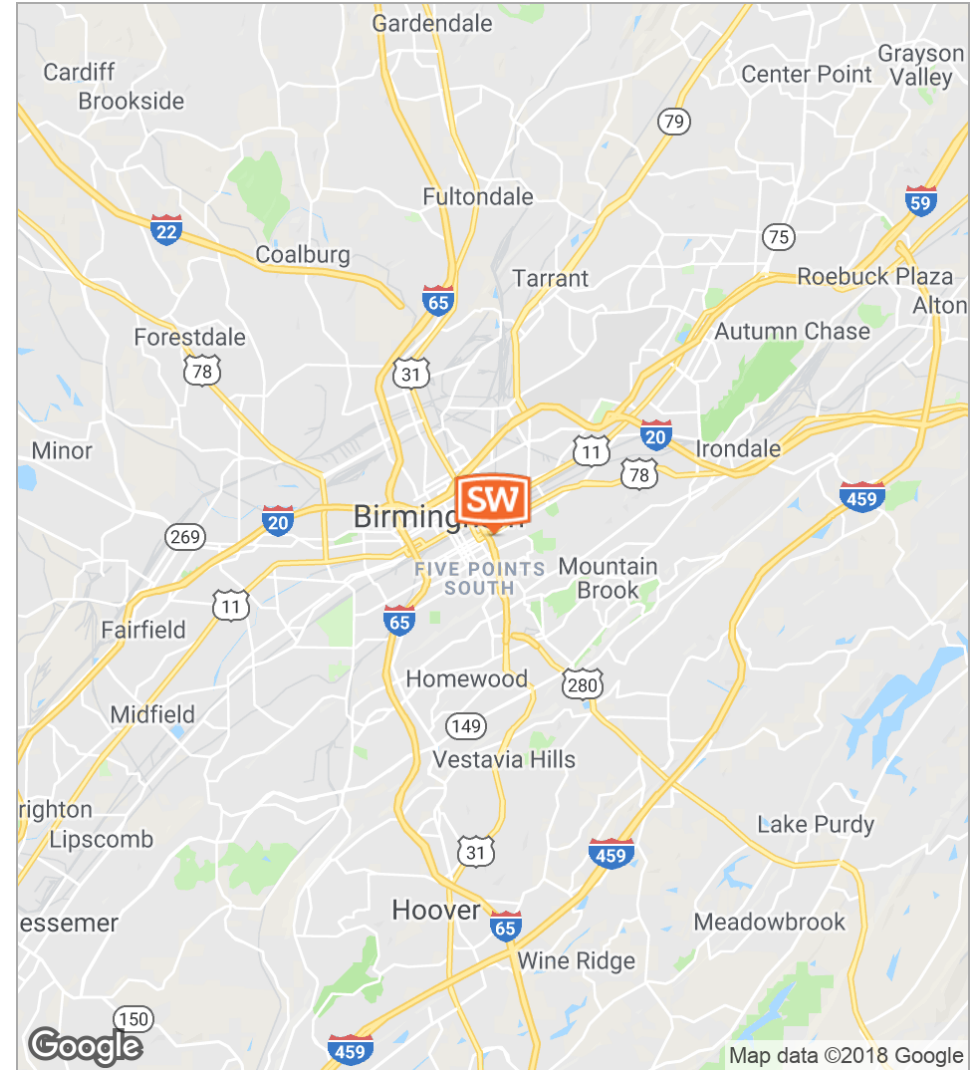
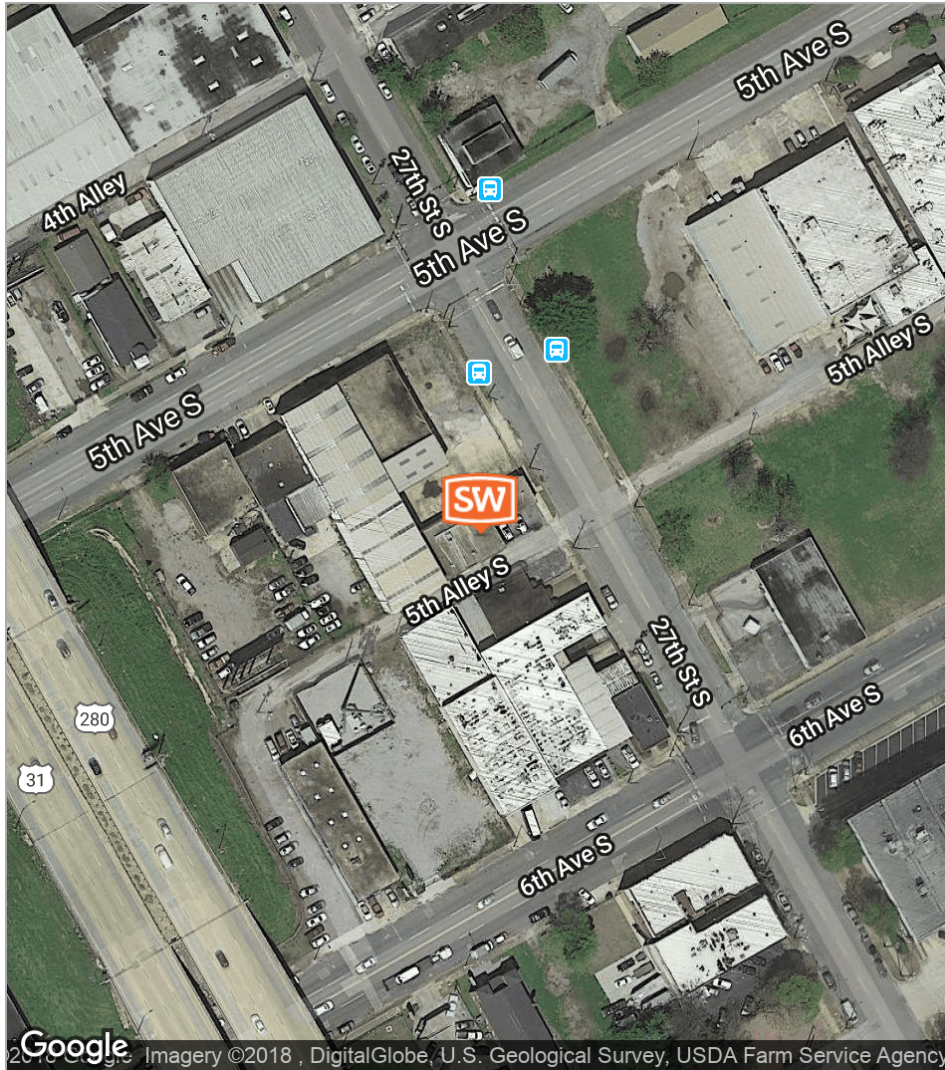
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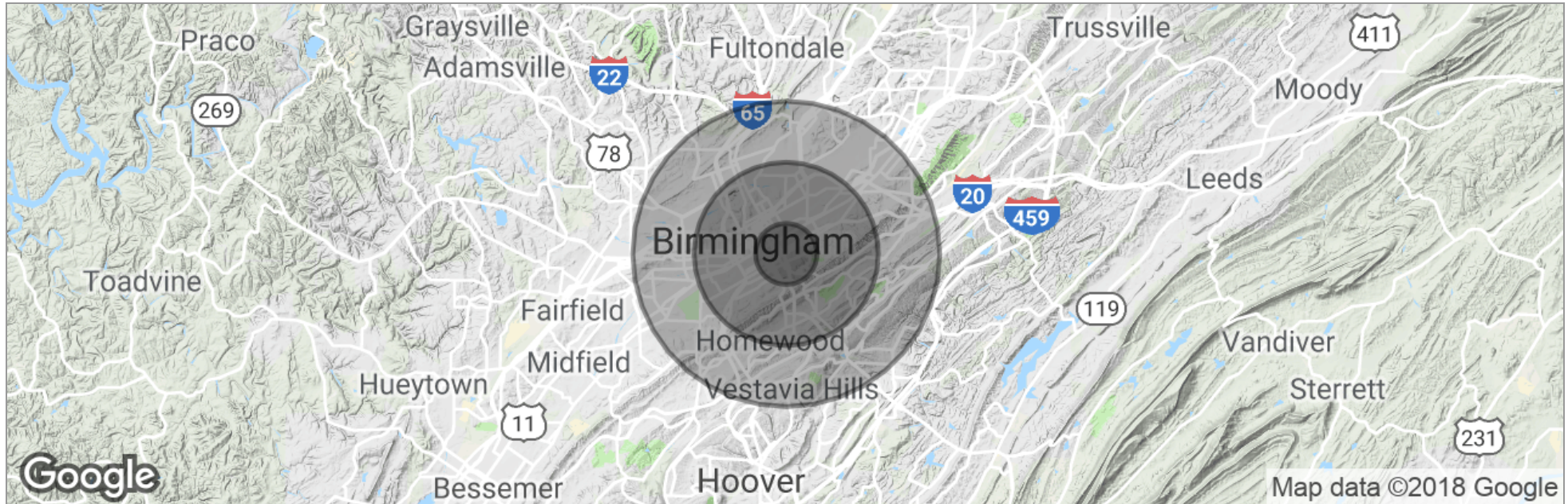
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	1 Mile	3 Miles	5 Miles
Total Population	8,636	76,246	177,379
Population Density	2,749	2,697	2,258
Median Age	33.5	36.0	35.9
Median Age (Male)	35.2	36.0	35.1
Median Age (Female)	31.6	35.9	36.6
Total Households	4,759	34,225	75,481
# of Persons Per HH	1.8	2.2	2.3
Average HH Income	\$48,425	\$70,965	\$67,258
Average House Value		\$427,506	\$324,681

* Demographic data derived from 2010 US Census

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