Gardendale, AL 35071







OFFERING SUMMARY Available SF: 3,682 SF Lease Rate: \$18.00 SF/yr (Full Service) Building Size: 9,270 SF

PROPERTY OVERVIEW

This dental suite is move in ready. The rental rate is below market rate and a absolute steal for a dental business. This suite has direct access and visibility on Hwy 31 in Gardendale. Parking lot has been recently repaved and the building is in excellent condition.

ROBERT CROOK

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Information deemed reliable but not guaranteed.

Gardendale, AL 35071

IRON ¥EST PARTNERS



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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|-----------------|
| Total Population | 1,879 | 30,463 | 189,477 |
| Average age | 41.2 | 40.9 | 36.8 |
| Average age (Male) | 37.9 | 37.7 | 34.4 |
| Average age (Female) | 44.4 | 44.2 | 39.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 783 | 12,622 | 73,434 |
| # of persons per HH | 2.4 | 2.4 | 2.6 |
| Average HH income | \$67,707 | \$63,530 | \$48,909 |
| Average house value | \$189,950 | \$164,829 | \$130,971 |

* Demographic data derived from 2010 US Census

31 Locust Fork Hayden Adville 65 (160) Remlap Warrior Empire 5 Kimberly Sumiton Dora Clav Pinson Quinton 22 Gardendale '11 Gravsville Trussville Fultondale Adamsville Mood (78) Leeds 20 459 Birmingham 119 Homewood Midfield Hueytown Vestavia Hills (11) Hoover Bessemer

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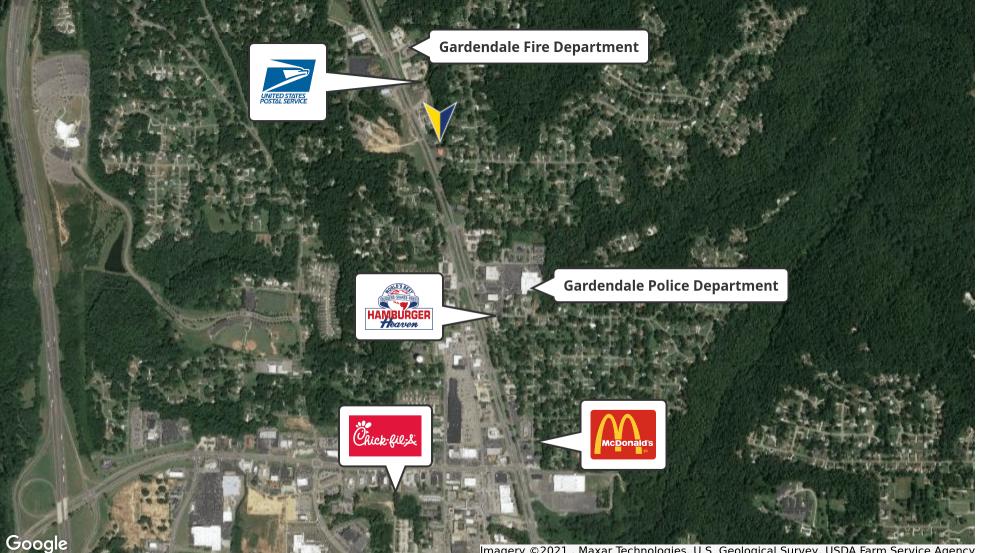
Map data ©2021

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