



OFFICE SPACE FOR LEASE

1235 1st St N Alabaster, AL 35007

Office For Lease with Signage
Opportunity Along US 31



AVAILABILITY:

1,335 SF



LEASE RATE:

\$20/SF Full Service

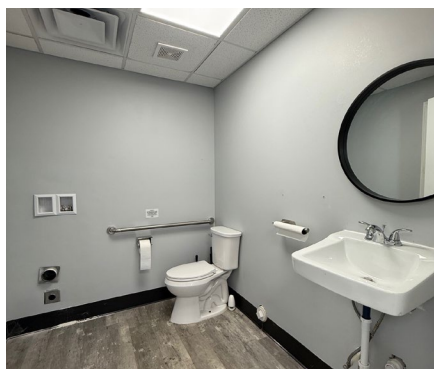
(does not include suite cleaning)



LOCATION:

Excellent access to major
interstates via Hwy 31

High visibility with traffic counts
of +25,500 AADT



JACKIE MCGHEE

jmcghee@harbertrealty.com | 205.458.8138

For More Information: HarbertRealty.com

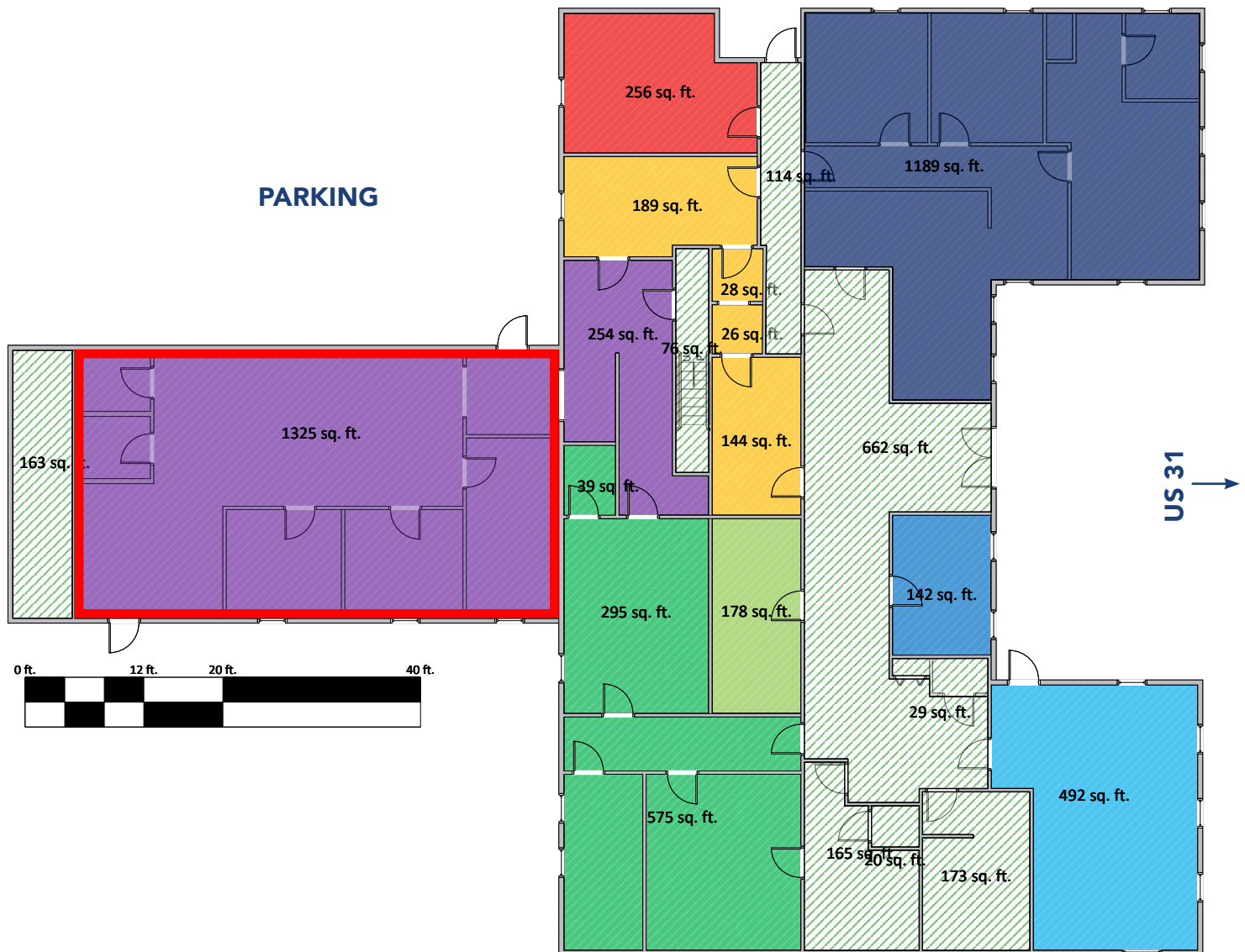
2 North 20th Street, #1700, Birmingham, AL 35203

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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FLOOR PLAN



HARBERT
REALTY SERVICES

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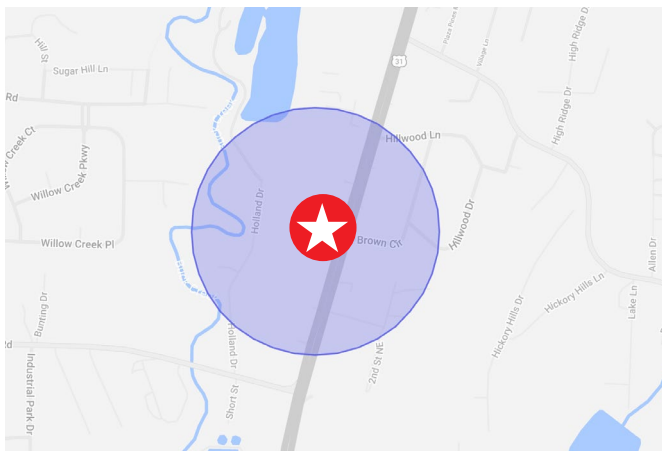
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DEMOGRAPHICS



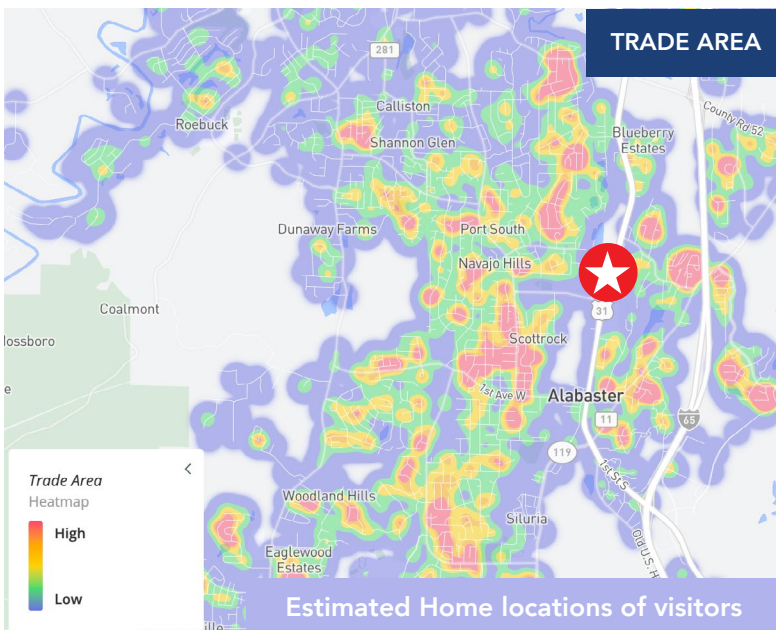
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	274K
Visitors	92.9K
Visit Frequency	2.95x
Avg Dwell Time	55 minutes
Traffic Counts	25,500+ AADT On US Hwy 31

274M
VISITS

\$217K+
AVG HH INCOME
WITHIN 1 MILE

92.9K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	7,403	37,719	70,718

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	2,802	14,369	26,526

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$102,931	\$123,361	\$128,674



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