

Available Eyebrow Signage

URGENT CARE FOR CHILDREN

500
Cahaba Park Circle

MEDICAL / OFFICE BUILDING FOR LEASE

500 Cahaba Park Circle, Birmingham, AL 35242

Ideally located medical office for lease along US 280 near Grandview Medical Center



ENTIRE BUILDING FOR LEASE:
up to 15, 648 SF Total

Medical Space
\$28/SF modified gross
6,060± SF 1st Floor
2,478± SF Ground Floor

Office Space
\$25/SF modified gross
2,787 - 6,060± SF 2nd Floor
1,112± SF 3rd Floor

TRAFFIC/PARKING:
90,362 AADT on US 280
52 Surface Parking Spaces

SIGN OPPORTUNITY:
Eyebrow Signage May Be Available

 **HARBERT**
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

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.

MEDICAL / OFFICE BUILDING FOR LEASE

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FIRST FLOOR MEDICAL SPACE

\$28/SF modified gross

6,060± SF



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MEDICAL / OFFICE BUILDING FOR LEASE

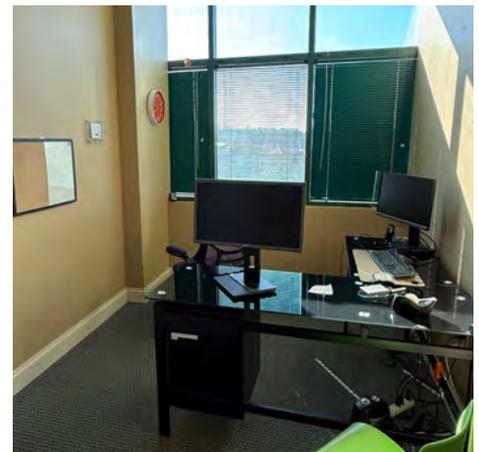
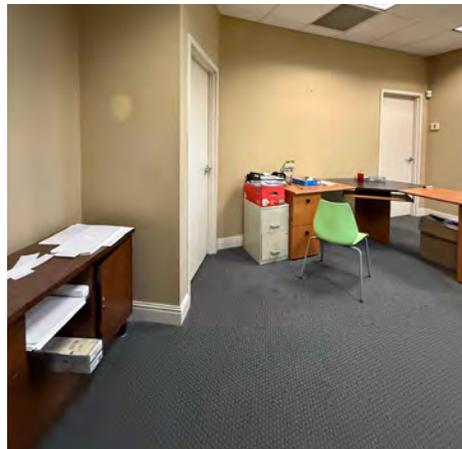
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2ND FLOOR OFFICE SPACE

\$25/SF modified gross

2,787 - 6,060± SF



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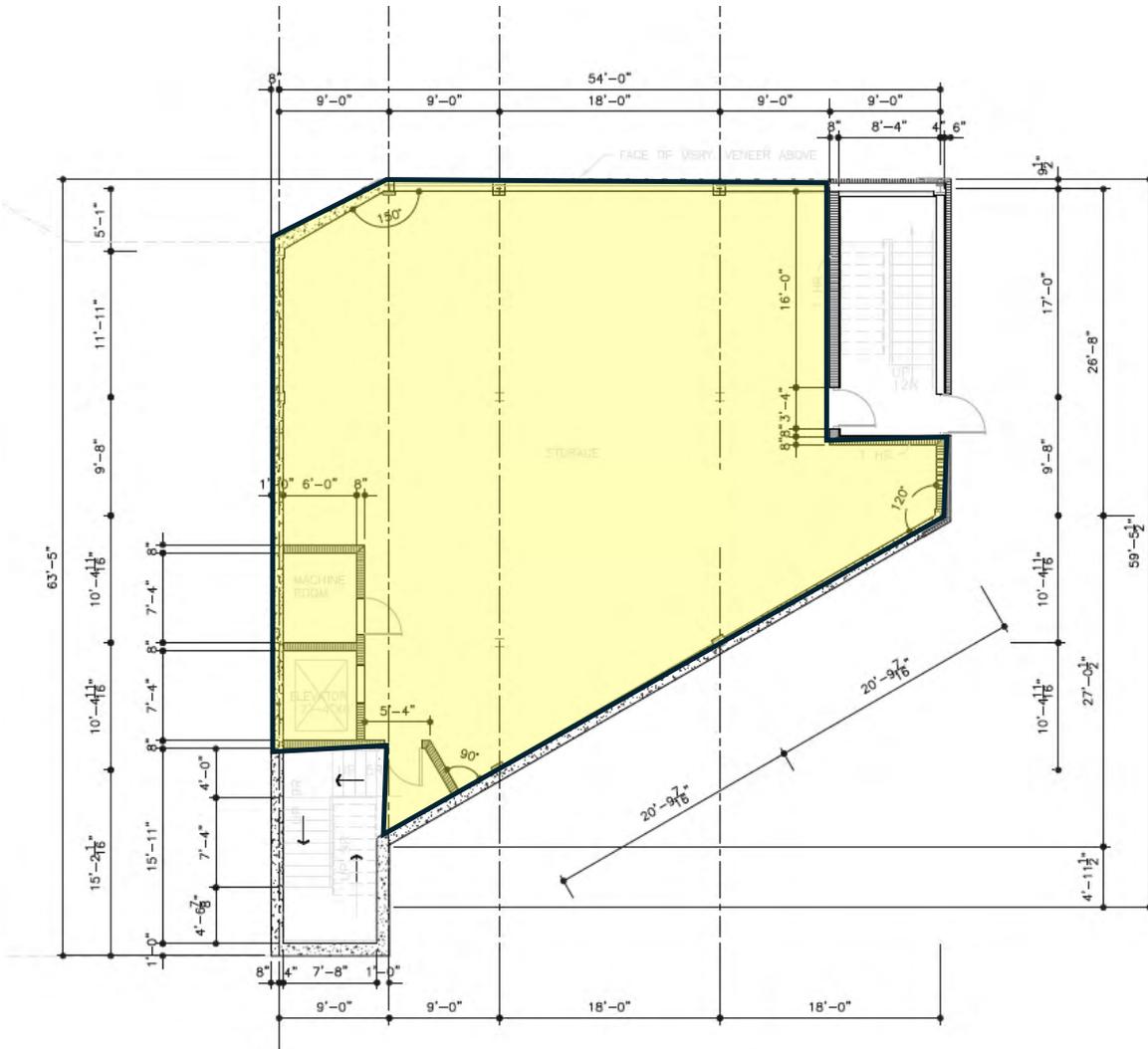
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GROUND FLOOR MEDICAL SPACE

\$28/SF modified gross

2,478± SF



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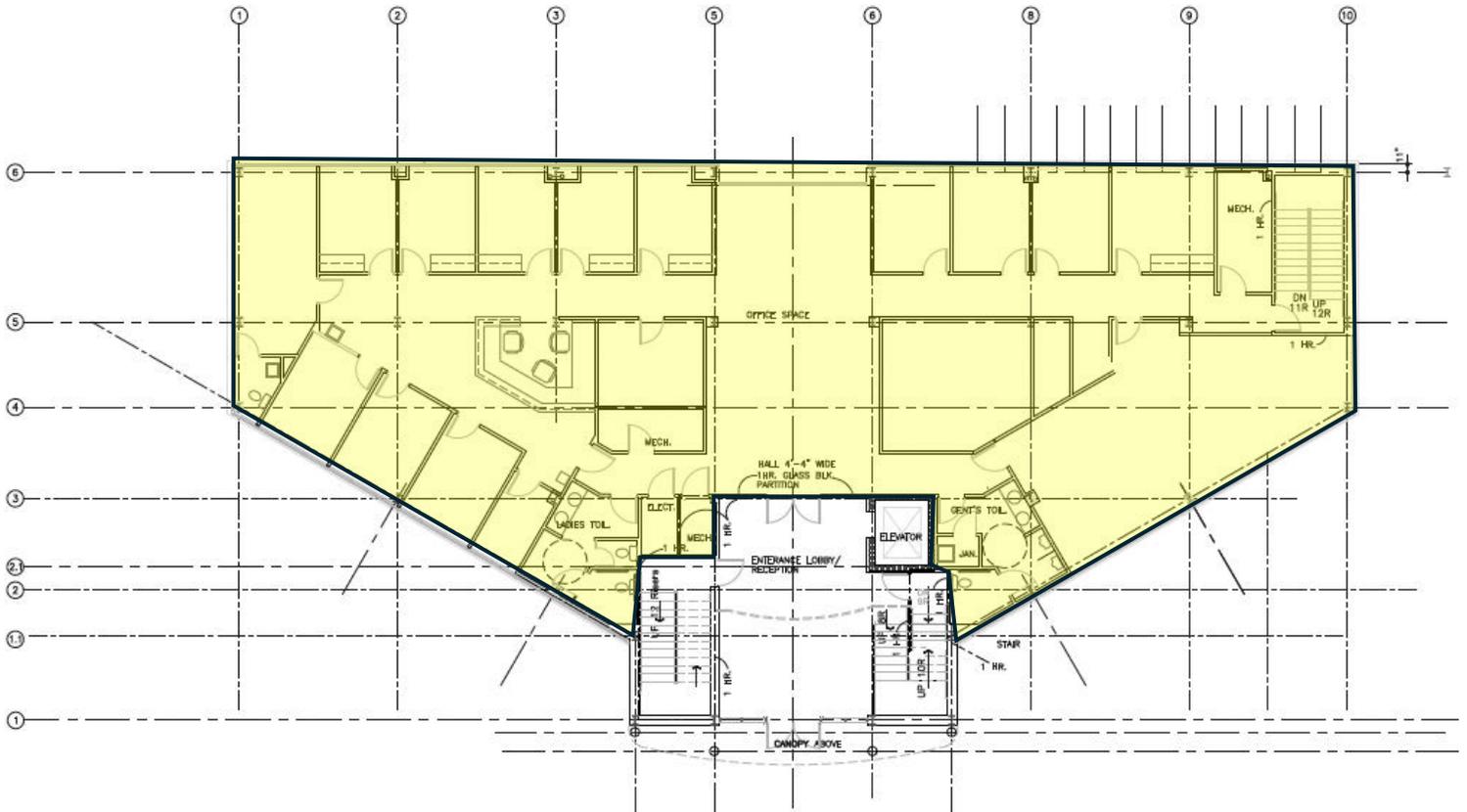
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FIRST FLOOR MEDICAL SPACE

\$28/SF modified gross

6,060± SF



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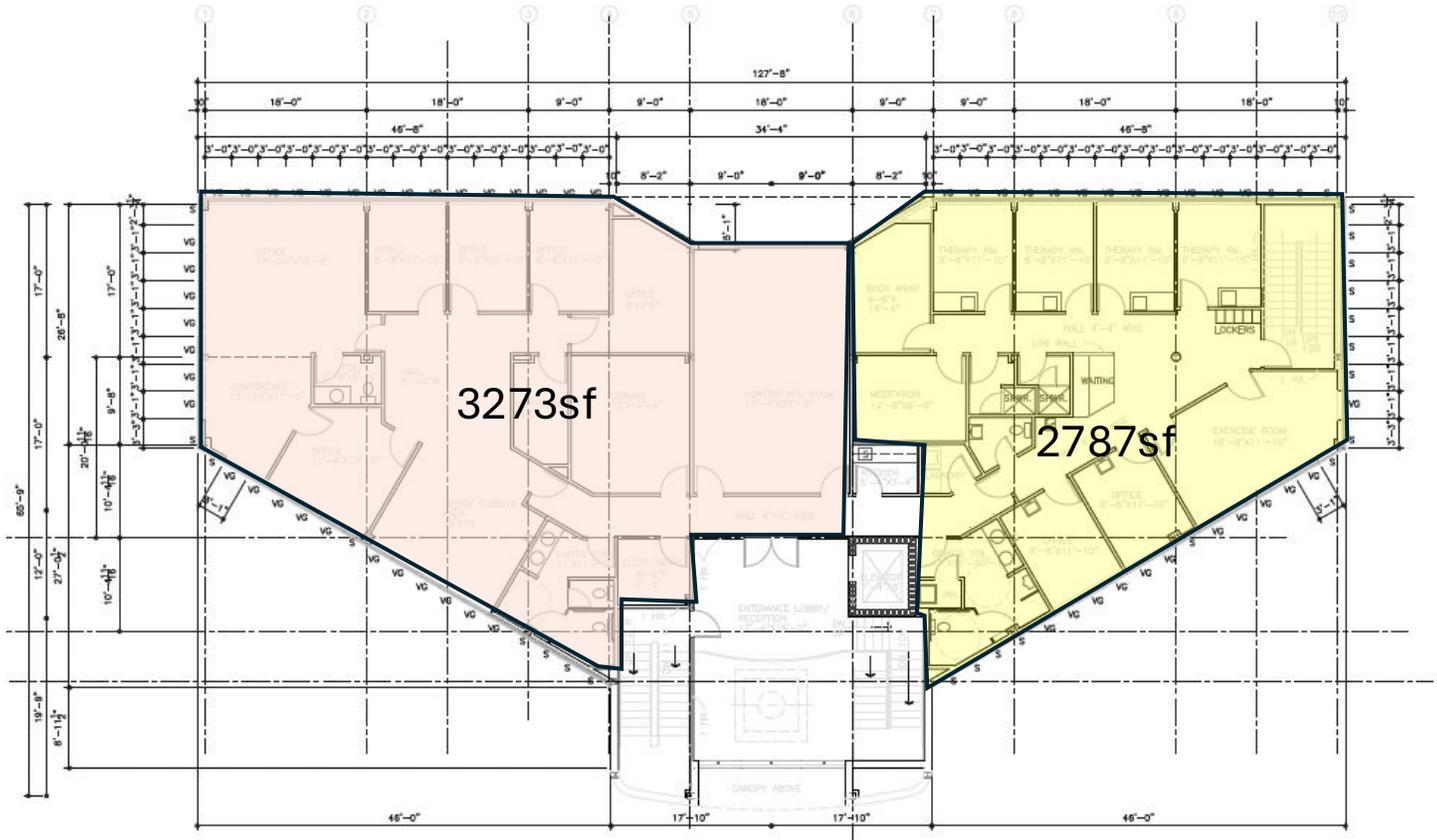
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2ND FLOOR OFFICE SPACE

\$25/SF modified gross

2,787 - 6,060± SF



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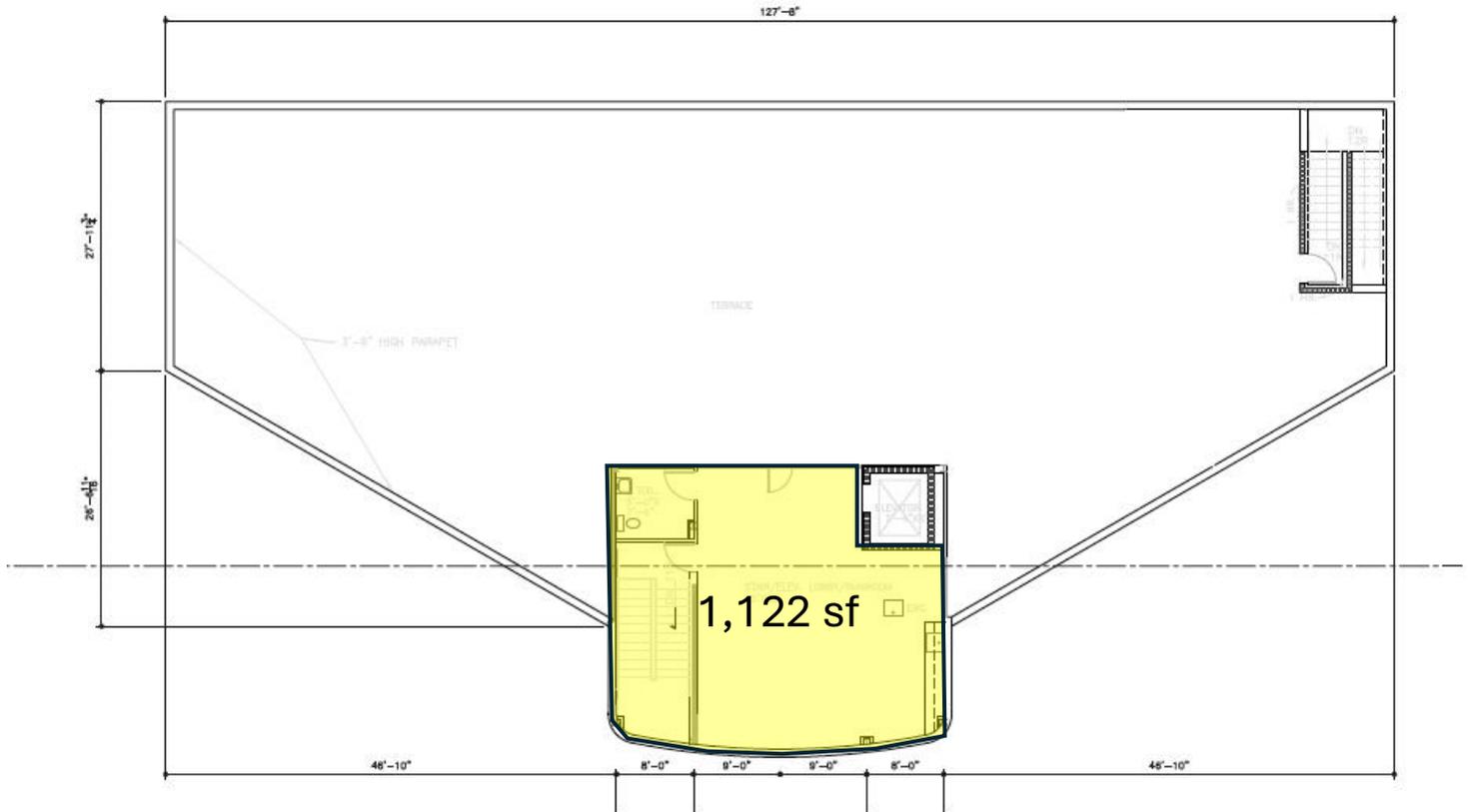
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3RD FLOOR OFFICE SPACE

\$25/SF modified gross

1,122± SF



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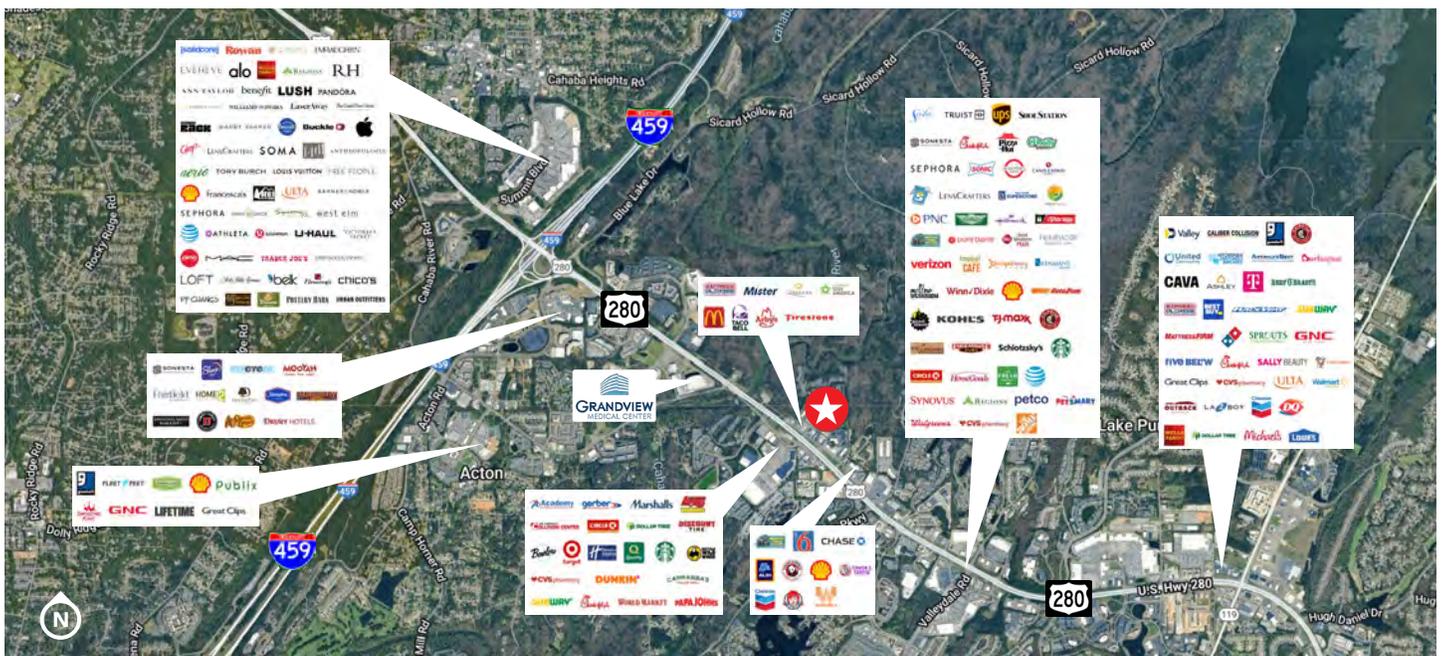
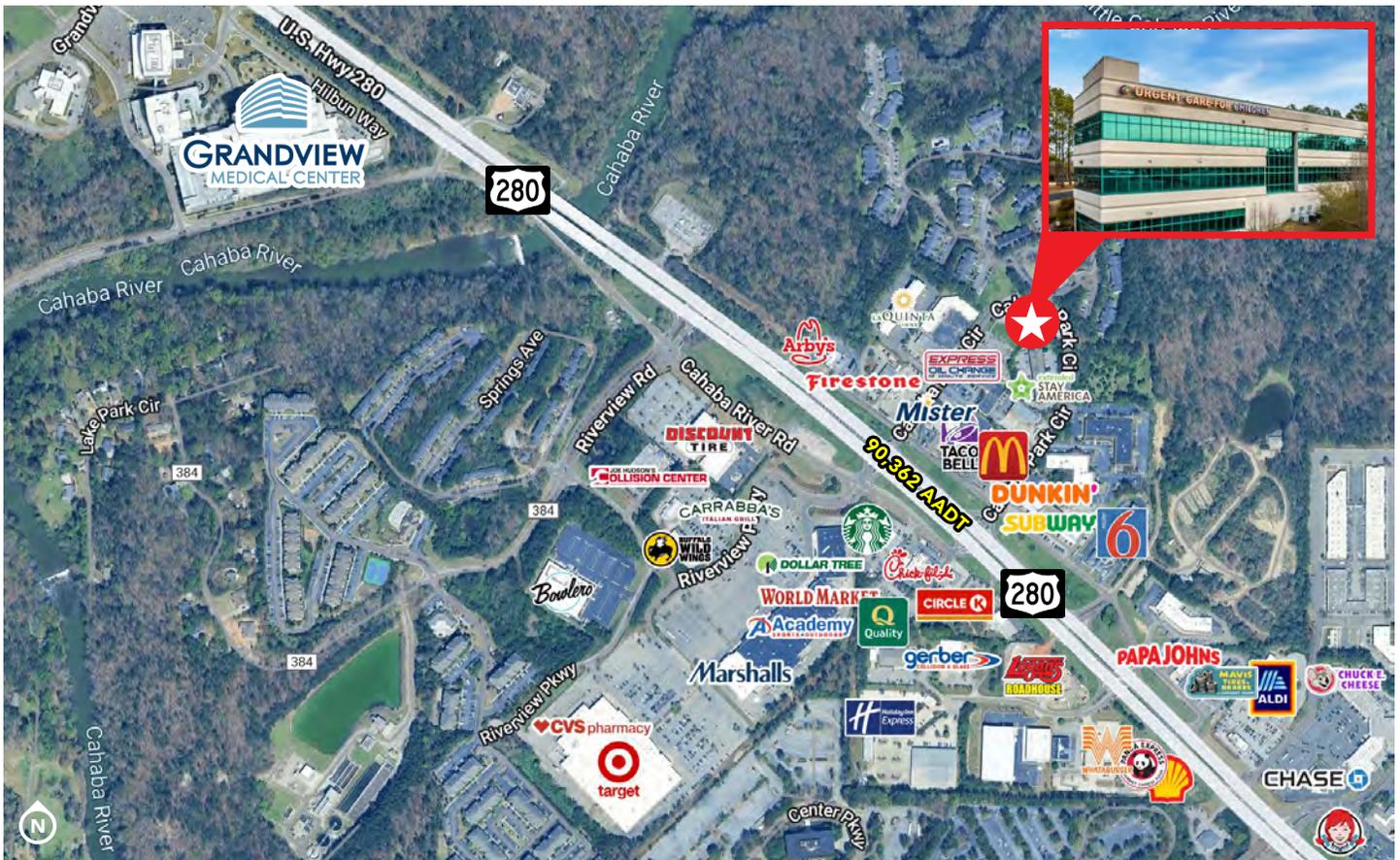
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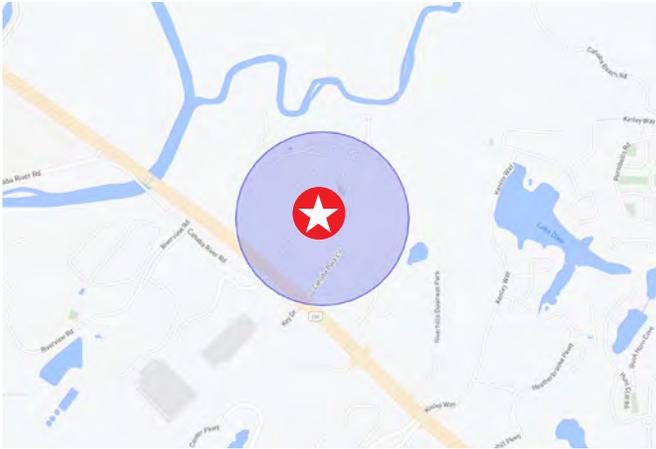
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LOCATED IN HIGH TRAFFIC HIGHWAY 280 CORRIDOR



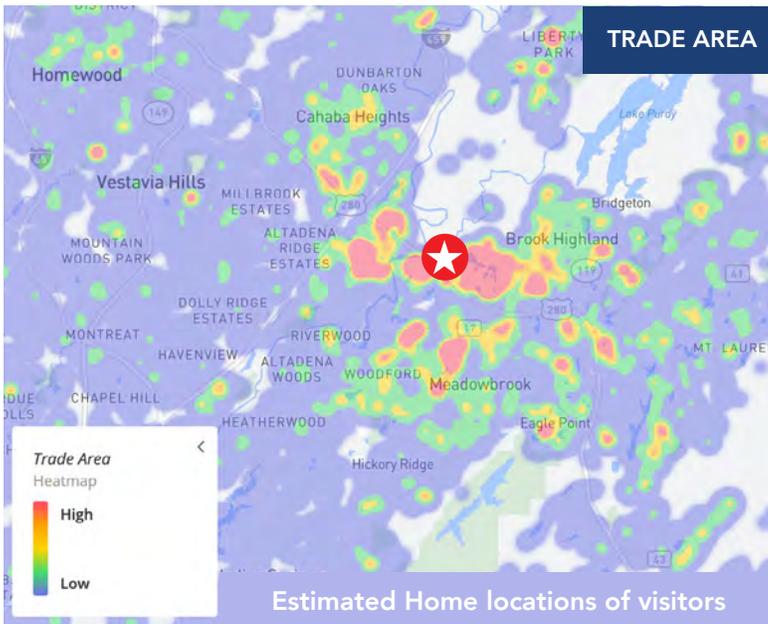
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	797.4K
Visitors	260.9K
Visit Frequency	3.06x
Avg Dwell Time	100 minutes

797.4M
VISITS

\$91K+
AVG HH INCOME
WITHIN 1 MILE

260.9K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,415	47,677	103,430

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	6,904	39,642	77,750

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$91,751	\$160,213	\$188,343



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