

FOR LEASE

Retail Space

5237 U.S. 280, Birmingham, AL 35242



RED ROCK

 **68,000 VPD**



**Available
Suite**



+/- 3,500 SF Prime Retail - Hwy 280

Lease Rate: \$34.00 SF/ yr (NNN)

RACHEL ROMANO

Broker

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813.309.2875

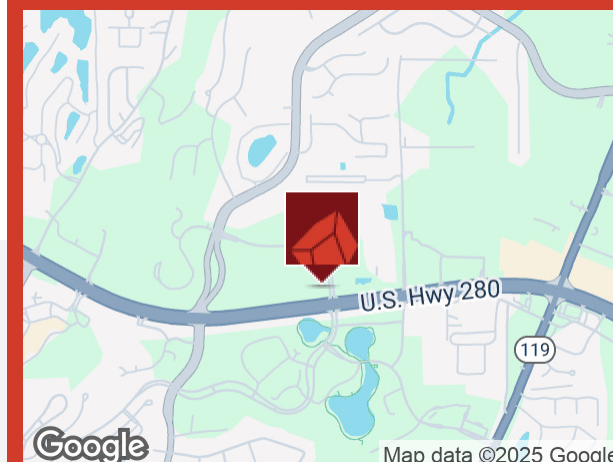
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1425 Richard Arrington Jr. Blvd. S Suite 100

Birmingham, AL 35205

205.324.3383

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Google

Map data ©2025 Google



PROPERTY OVERVIEW

Immediately Available!!! +/- 3,500SF prime retail suite situated on the corner of a full access signal directly off Hwy 280 with +/- 68,000 VPD. The property is an outparcel to a much larger retail shopping center with national brands such as: Lowes, Best Buy, HomeGoods, Hibbett, Sprouts, Petco, Michaels, Burlington, Dollar Tree and more. The suite currently offers a large open retail area in the front with several offices and large rooms towards the back which can easily accommodate a variety of business types.

PROPERTY HIGHLIGHTS

- PRIME LOCATION
- Great Visibility
- On site parking
- Flexible floorplan
- Traffic Counts +/-68,000 VPD

OFFERING SUMMARY

Lease Rate:	\$34.00/yr (NNN)
Building Size:	7,000 SF
Available SF:	3,500 SF
Zoning:	C2
Market:	Hoover- HWY 280
Zoning:	C2

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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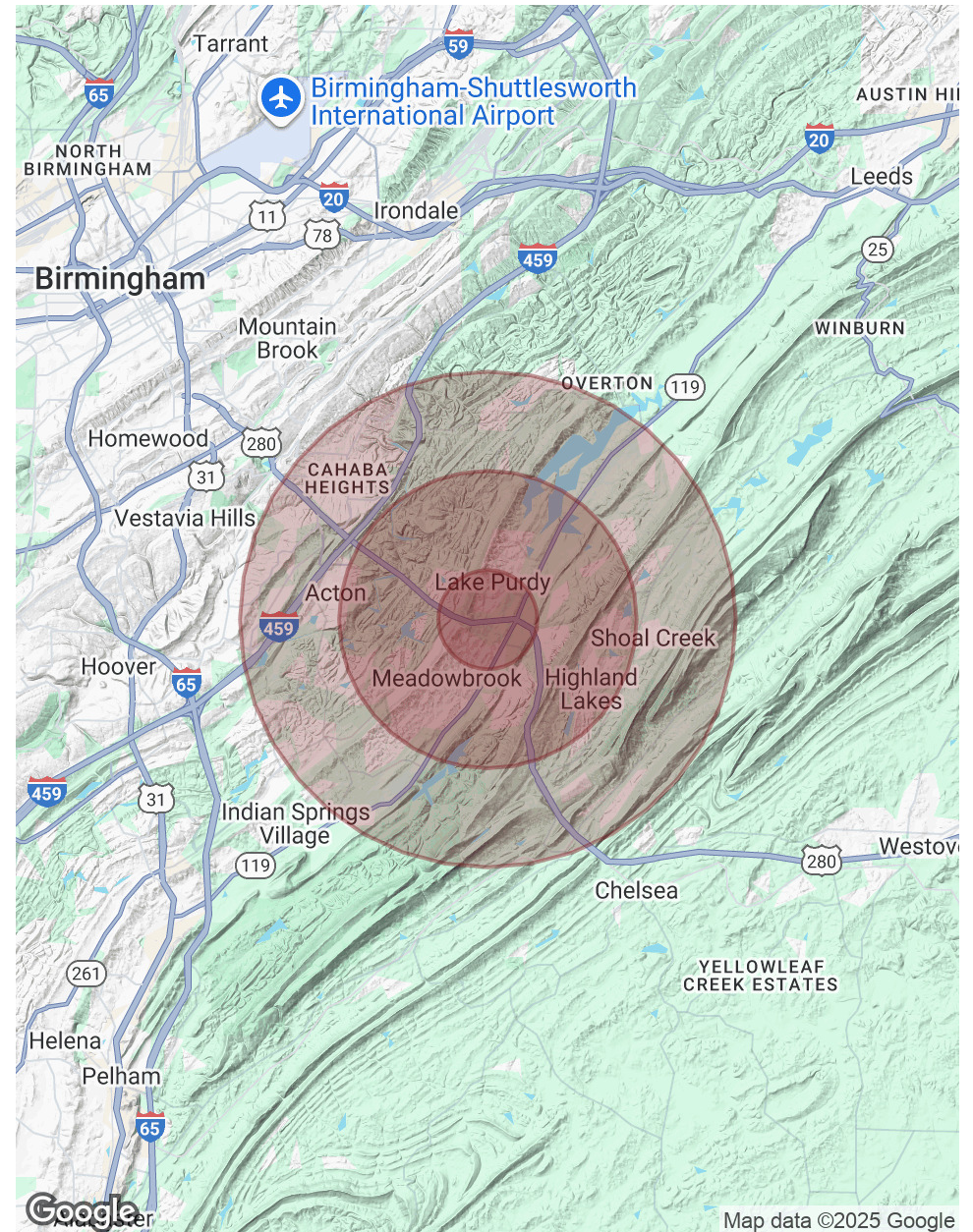
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,807	42,590	87,210
Average Age	39	42	42
Average Age (Male)	38	41	41
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,097	18,458	36,201
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$129,309	\$151,236	\$155,946
Average House Value	\$458,788	\$511,964	\$539,409

Demographics data derived from AlphaMap



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