



retail specialists

Your Retail Real Estate Experts

Space For Lease Off US-280

5530 US-280 Birmingham, AL 35242

Entire
Building
Available



FOR LEASE

Property Highlights

- Suites ranging from 750 SF-3,375 SF with up to 6,000 SF available
- Visibility from Highway 280
- Excellent location adjacent to The Village at Lee Branch shopping center with strong national retailers including Publix, Hobby Lobby, Dick's Sporting Goods and others
- Above average household incomes



SQ FT
6,000



TRAFFIC
53,000 VPD



ACCESS
Highway

Demographics

	3 mile	5 mile	7 mile
Population	39,167	67,968	115,214
Households	16,102	28,274	46,533
Daytime Pop	40,930	73,572	120,809
Med HH Income	\$94,934	\$92,114	\$99,113

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The floor plan illustrates the second floor of a building, divided into three main sections by red dashed lines indicating work limits. The left section, measuring 3,375 SF, contains a large open area with a staircase and several rooms, some of which are marked 'NO WORK THIS AREA'. The middle section, measuring 1,125 SF, includes a kitchen area with a sink and cabinets, and a room with a new base cabinet, countertop, and wall cabinet. The right section, measuring 750 SF, features a bathroom with a toilet and sink, and a room with a new door and frame. The plan also shows various other rooms, including a storage area and a room with a new door and frame. The entire floor is enclosed by a red dashed line, and the text 'Current Tenant Month-to-Month' is written in the center.

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Market Aerial



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