



retail specialists

Your Retail Real Estate Experts

# Cahaba Heights Retail Space

3965 Crosshaven Drive, Ste 113 Birmingham, AL 35243



**FOR SUBLEASE**

## Property Highlights

- 3,150 SF inline space available for sublease
- Excellent location in the heart of Cahaba Heights just 1 mile from The Summit
- Class A building
- Co-tenancy with Milo's Hamburgers & new tenant coming soon
- Surrounding national & local retail includes Chick-Fil-A, Walgreens, Mudtown, Ashley Mac's and numerous others



SQ FT  
3,150



TRAFFIC  
12,585 VPD



INCOMES  
Above  
Average

### Demographics

**1 mile**

**3 mile**

**5 mile**

Demographics	1 mile	3 mile	5 mile
Population	7,595	39,408	144,701
Households	3,754	17,249	63,747
Daytime Pop	17,131	64,998	205,656
Med HH Income	\$92,453	\$97,019	\$88,909

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The floor plan shows a retail building with various rooms and dimensions. A large rectangular area in the center is outlined in red and labeled "AVAILABLE". To the left of this area is a room labeled "MILO'S". Below the "AVAILABLE" area is a room labeled "SUITE 106 RETAIL 3,255± S.F.". The plan also includes a "HOUSE" area at the top left, a "FIRE RISER" at the bottom left, and a "New Tenant Coming Soon" area on the right. Dimensions are provided for various sections, such as 129'-10 1/2" for the top width, 85'-10 1/2" for the left width, and 39'-10 1/2" for the bottom width of the red-outlined area. There are also dimensions for individual rooms and corridors, such as 31'-6 1/2" and 4'-0". The plan includes a parking lot with four accessible spaces marked with wheelchair icons.

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## Market Aerial



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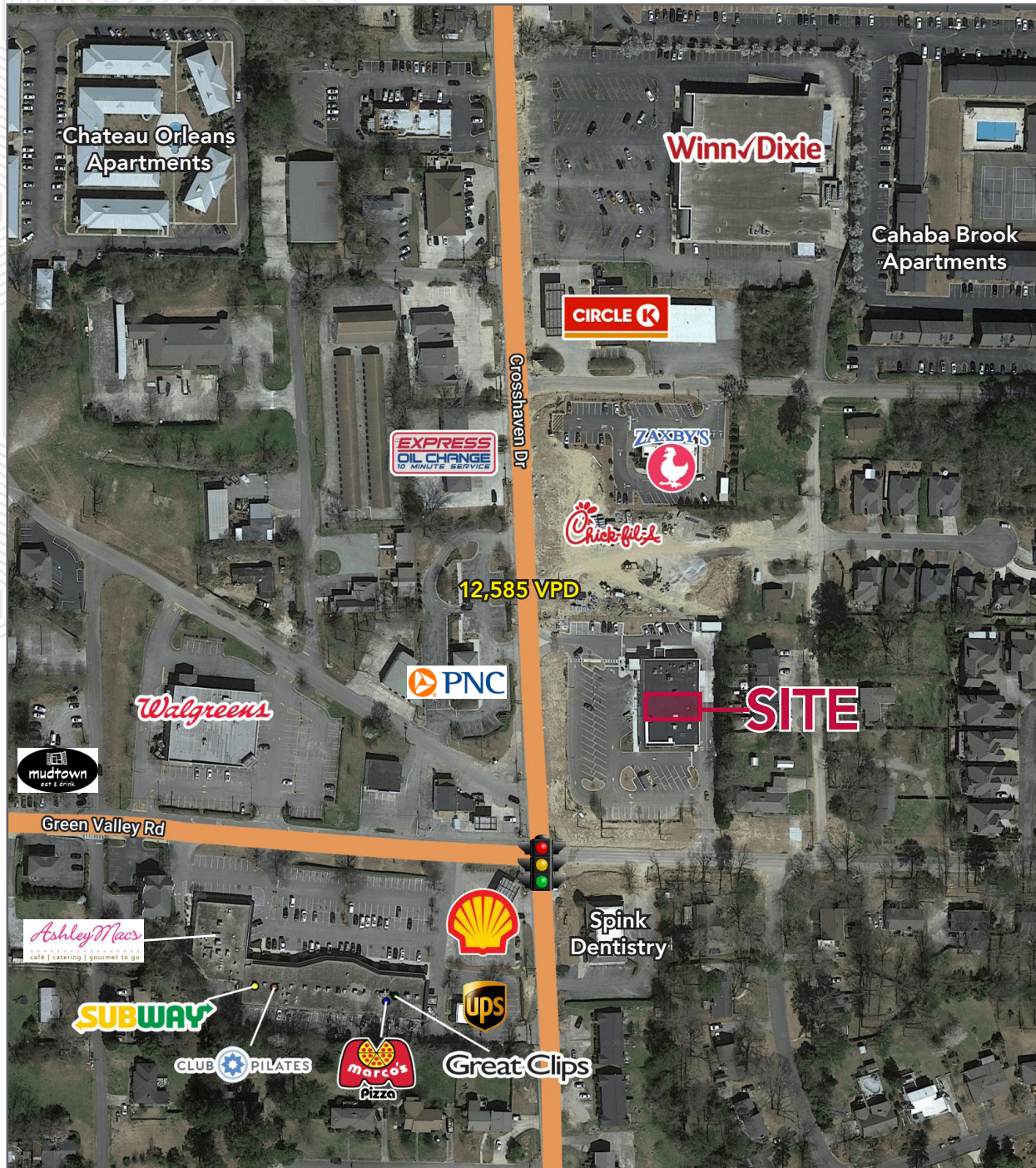


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