



# OFFICE/MEDICAL OR RETAIL SPACE RESOURCE DRIVE FOR LEASE

157 Resource Center Pkwy  
Birmingham, AL 35242



[GrahamCompany.com](http://GrahamCompany.com)

**SAM CARROLL, SIOR**  
[samc@grahamcompany.com](mailto:samc@grahamcompany.com)  
205.871.7100

**MATT GILCHRIST, SIOR**  
[mattg@grahamcompany.com](mailto:mattg@grahamcompany.com)  
205.871.7100

**FOR LEASE**

## OFFICE/MEDICAL OR RETAIL Highway 280

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**BUILDING SIZE:** 36,779 SF

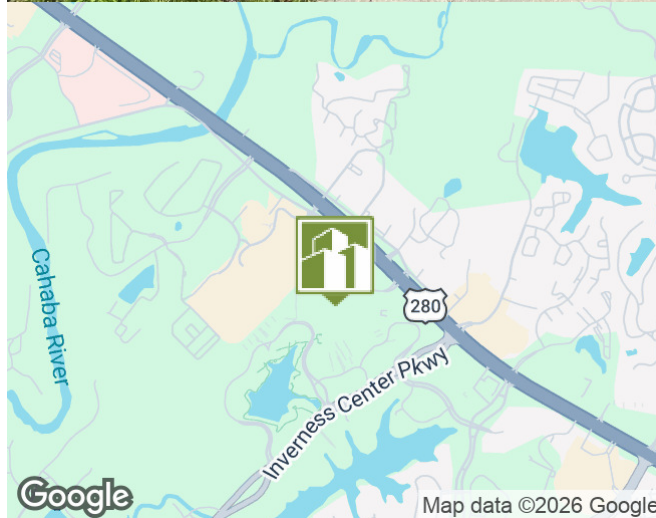
**AVAILABLE SPACE:** Ste. 109, 1,250 SF  
Ste. 115, 5,000 SF

**SITE SIZE:** 2.8 Acres

**LEASE RATE:** \$21 SF/YR (NN)

### PROPERTY HIGHLIGHTS

- Center is anchored by Blackwatch Cheer & Sports and shares cul de sac with Holiday Inn, Veterinary Specialists, Fedex/Kinkos
- Large surface parking lot
- 90,000+ VPD on US Hwy. 280
- Current Ideal for medical, retail or office use



### DEMOGRAPHICS

|                                                                                                              | 1 MILE    | 2 MILE    | 3 MILE    |
|--------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| <br>DAY-TIME POPULATION | 9,795     | 35,792    | 59,844    |
| <br>HOUSEHOLDS          | 3,693     | 12,780    | 22,470    |
| <br>Ave. HH INCOME      | \$102,374 | \$145,201 | \$165,132 |
| <br>MEDIAN HOME VALUE   | \$368,699 | \$410,473 | \$439,052 |



*Information deemed reliable; not guaranteed.*

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Retail Map



FLOOR PLAN

