

OFFICE FOR LEASE

4956 Valleydale Rd. ♦ Birmingham, AL ♦ 35242 ♦ Shelby County



Suite 203: 1,552 SF — ASKING PRICE: \$2,199/month (\$17/sf)

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

LOCATION DETAILS

4956 Valleydale Rd. ♦ Birmingham, AL ♦ 35242 ♦ Shelby County

- ♦ High Quality, Highly Visible, Easily Accessible.
- ♦ Prestigious Location near Inverness Parkway
- ♦ Excellent curbside parking at front and rear of building.
- ♦ Secure Access; Elevator and Two Stairwells
- ♦ Attractive Interior Finishes in Like New Condition
- ♦ Convenient to Highway 280 and I-65
- ♦ Windows in every office.
- ♦ Move-In Condition
- ♦ Monument Signage Available
- ♦ Located on a 1.61 Acre Lot
- ♦ Can be leased with Suite 201.
- ♦ Tenant pays its own separately metered electric bill.
- ♦ All taxes, insurance and common area maintenance, water, sewer and dumpster are included in the rent.



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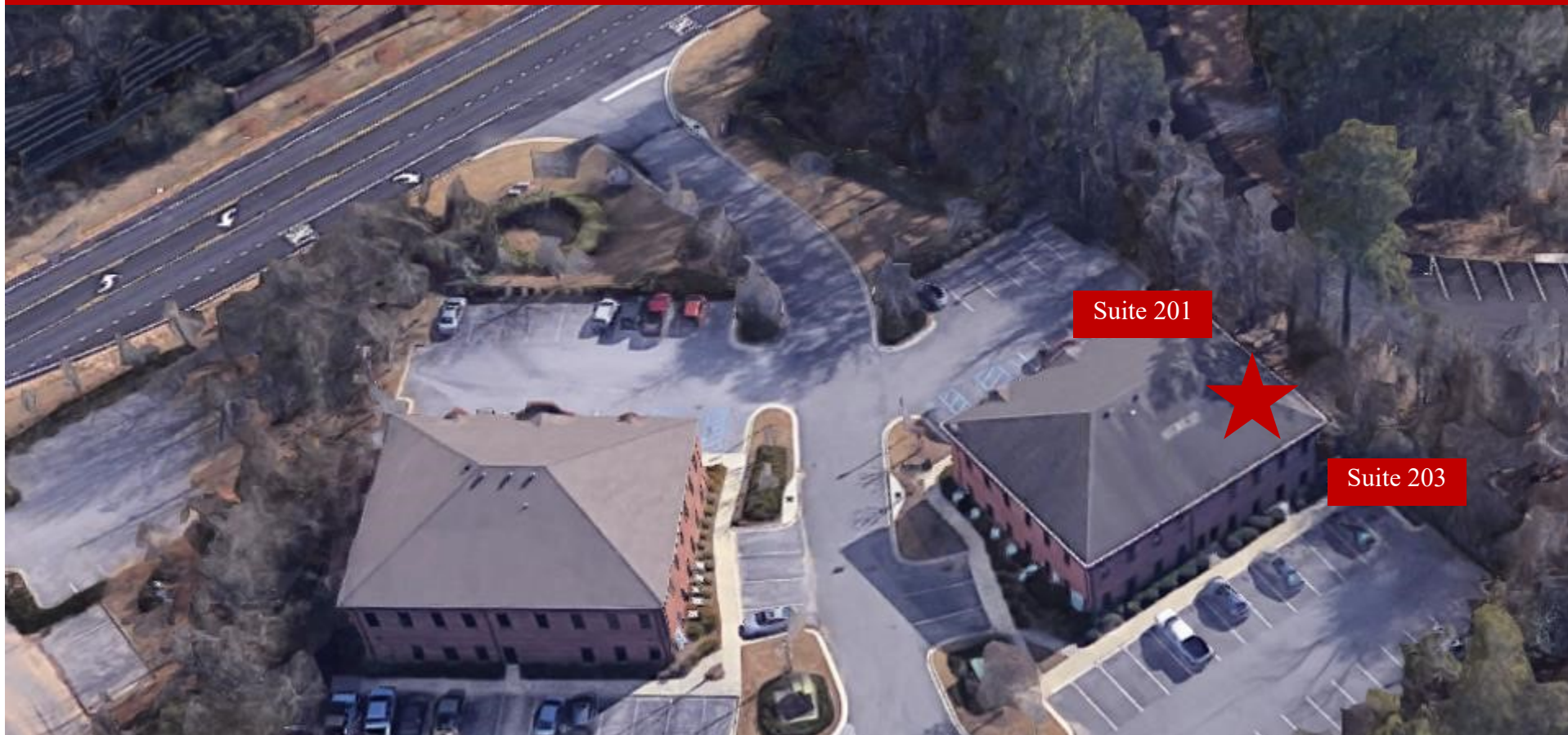
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BIRDS EYE VIEW

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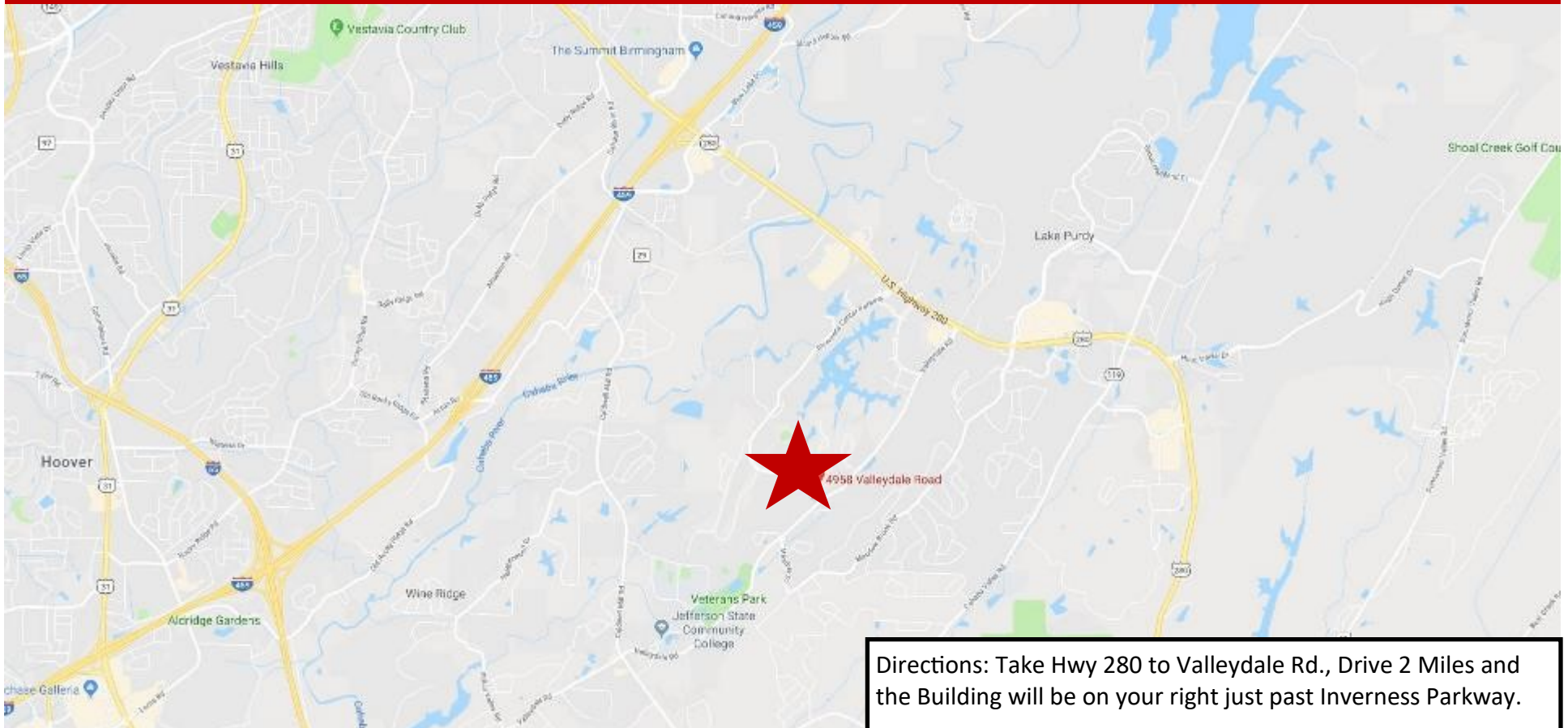
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LOCATION MAP

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AERIAL LOCATION MAP

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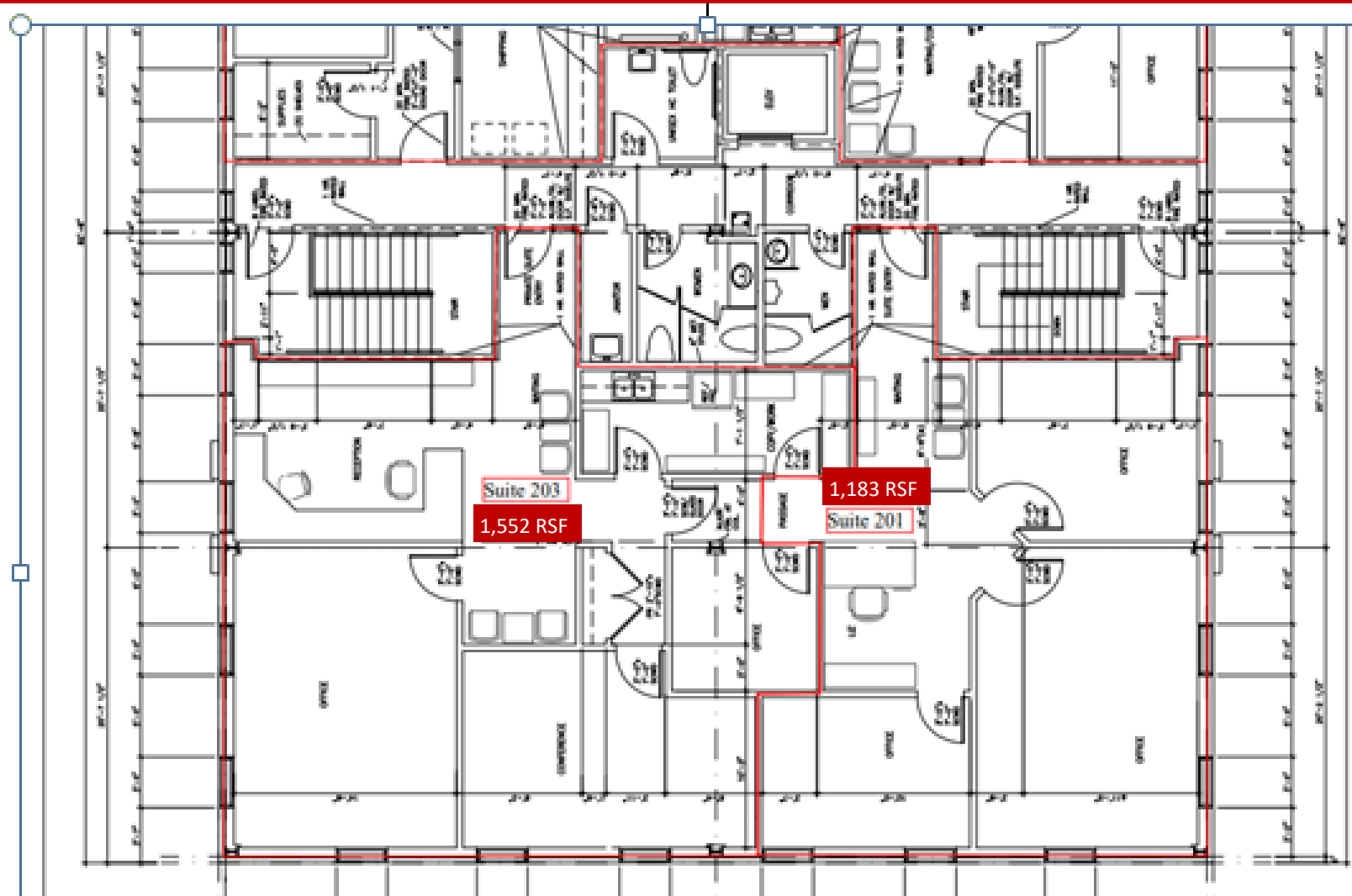
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SUITE 201 / 203 FLOOR PLANS

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DEMOGRAPHICS

4956 Valleydale Rd. ♦ Birmingham, AL ♦ 35242 ♦ Shelby County

DEMOGRAPHIC SUMMARY

4958 Valleydale Rd, Hoover, Alabama, 35242

Ring of 5 miles

KEY FACTS

102,842

Population



44,224

Households

39.8

Median Age

\$79,815

Median Disposable Income

EDUCATION

2.0%

No High School Diploma



11.6%

High School Graduate



20.6%

Some College/
Associate's Degree



65.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$100,333

Median Household Income



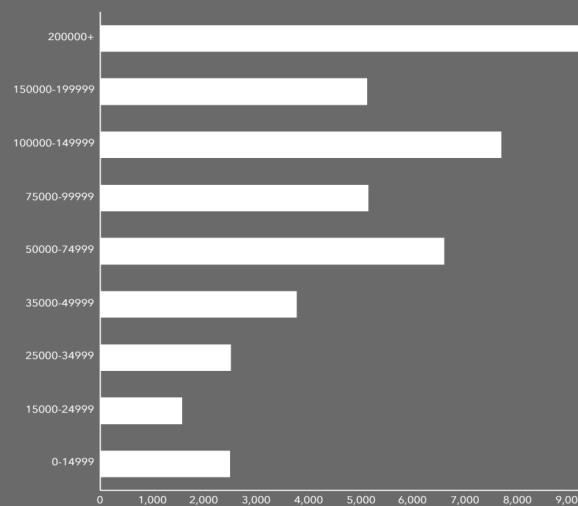
\$62,469

Per Capita Income

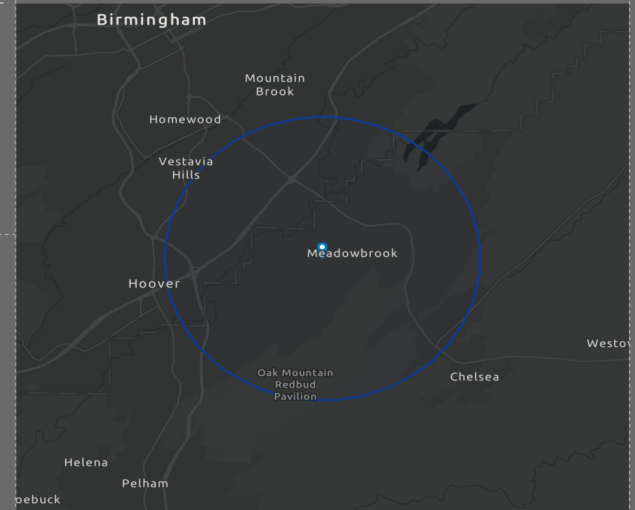


\$331,789

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

81.0%



Blue Collar

9.6%



Services

11.3%

2.2%

Unemployment Rate

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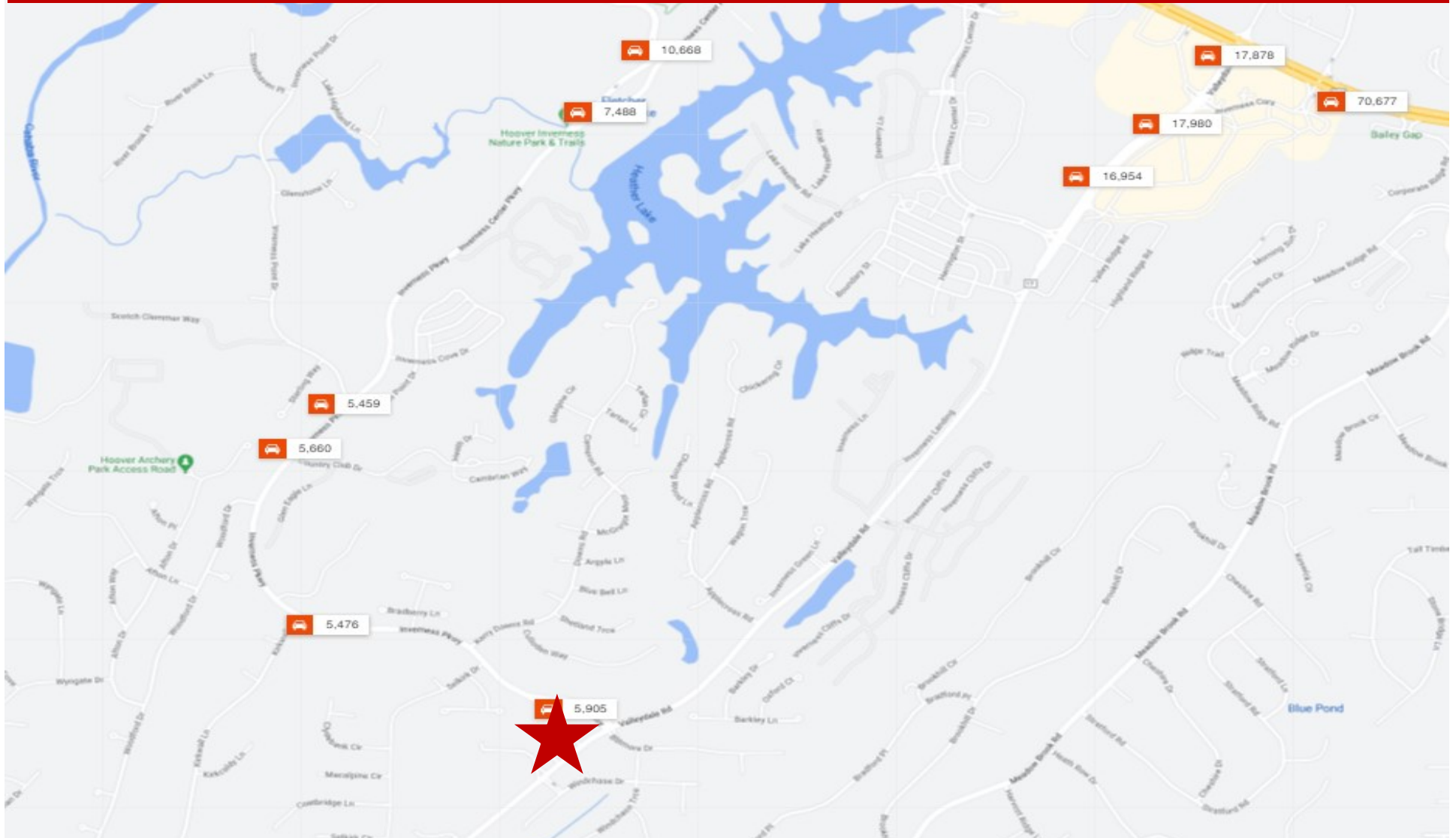
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TRAFFIC COUNTS

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