



FOR LEASE

OFFICE SPACE

1972 Gadsden Hwy, Trussville, AL 35235

- Total Building area is 16,684 SF on 1.88 acres
- Built in 2004
- Ample parking with ±92 spaces
- Sharing the building with the Social Security Administration who recently downsized
- Landlord will provide turn key buildout for a 5-7 year lease.

PROPERTY OVERVIEW

- **LEASE RATE:**
\$21/SF full service
- **AVAILABILITY:**
3,697 SF
- **LOCATION:**
Ideal location along busy Gadsden Hwy in the heart of Trussville's retail core.

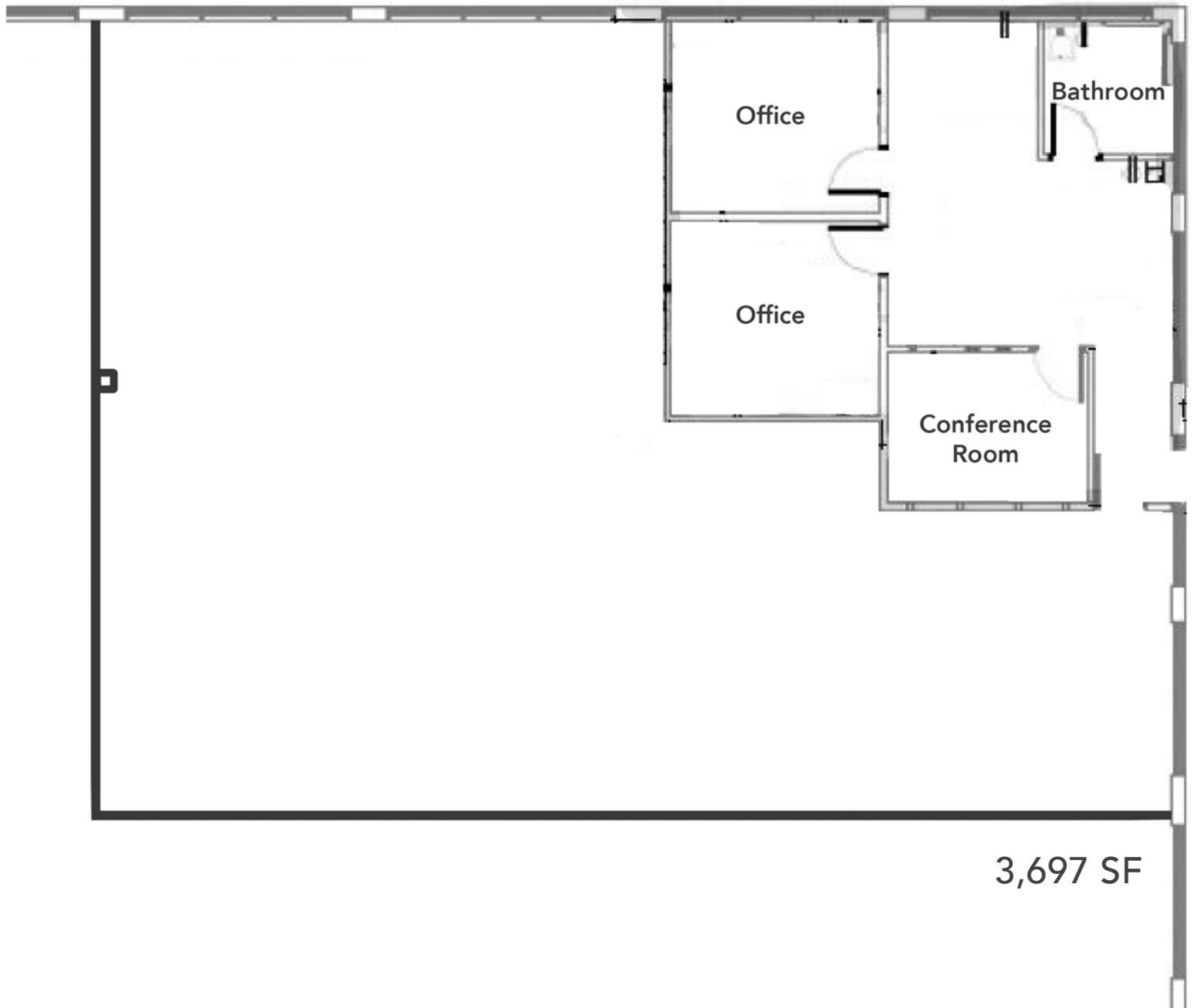
Nearby retailers include Target, Academy Sports, Home Depot, At Home, Belk, Petco, Aldi and many more!

DEAN NIX
dnix@harristynes.com | 205.458.8123

For More Information: HarrisTynes.com
2 North 20th Street, #1700, Birmingham, AL 35203

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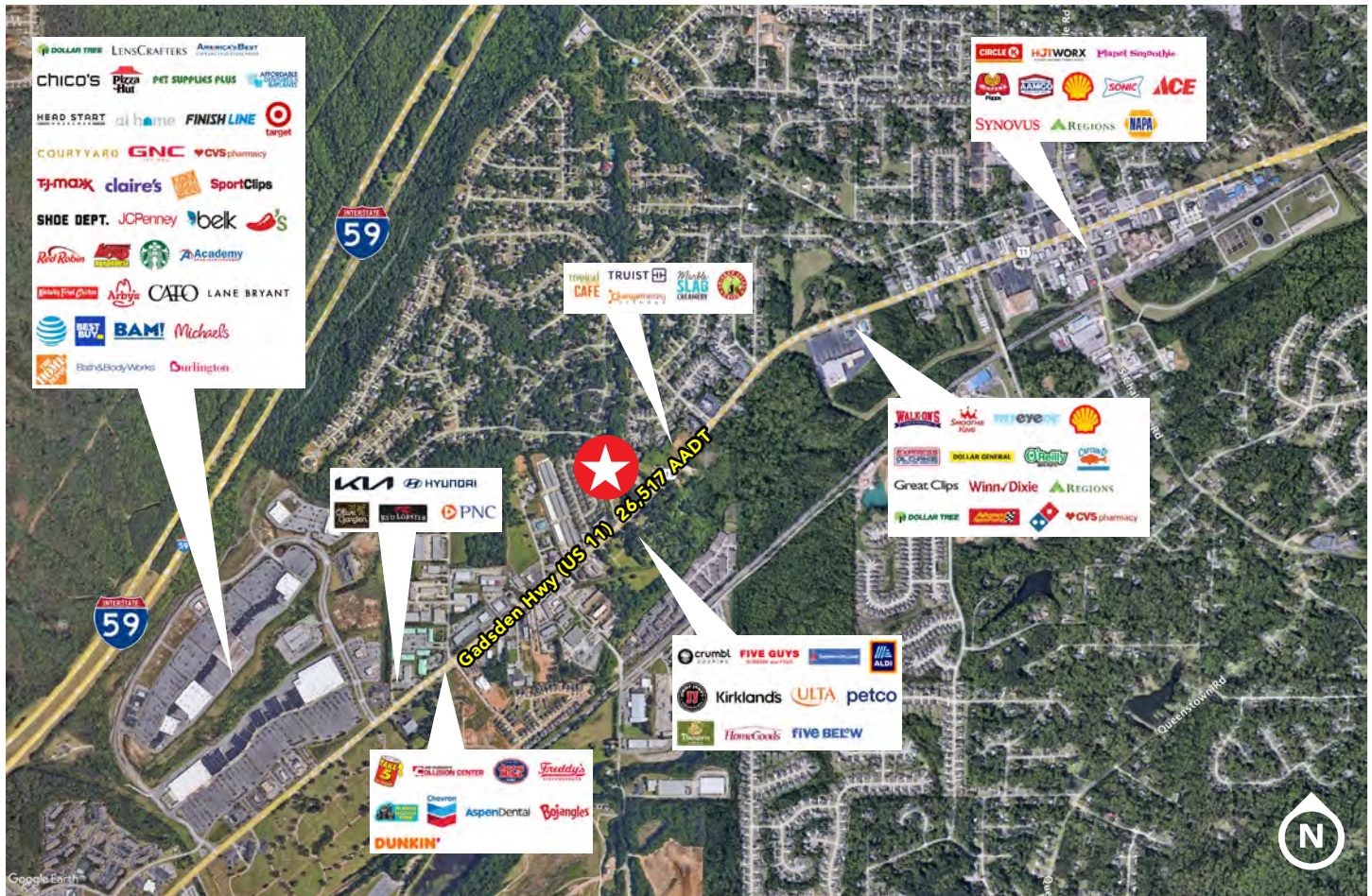
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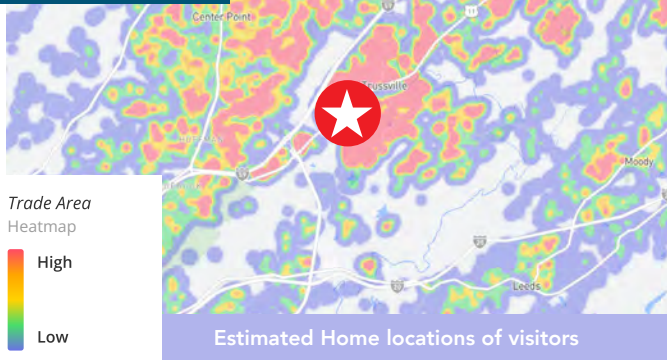
HARRIS TYNES
COMMERCIAL REAL ESTATE

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TRADE AREA



12 MONTH DEMOGRAPHICS WITHIN 1000 FT OF THE SITE

Visits	2.4M
Visitors	383.3K
Visit Frequency	6.19x
Avg Dwell Time	22 minutes

POPULATION

1 Mile	3 Miles	5 Miles
3,713	32,019	78,651

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
1,526	12,251	30,102

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$144,524	\$110,919	\$97,245

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