

RETAIL SHOPS FOR LEASE



5479 Hwy 280—Birmingham, AL 35242

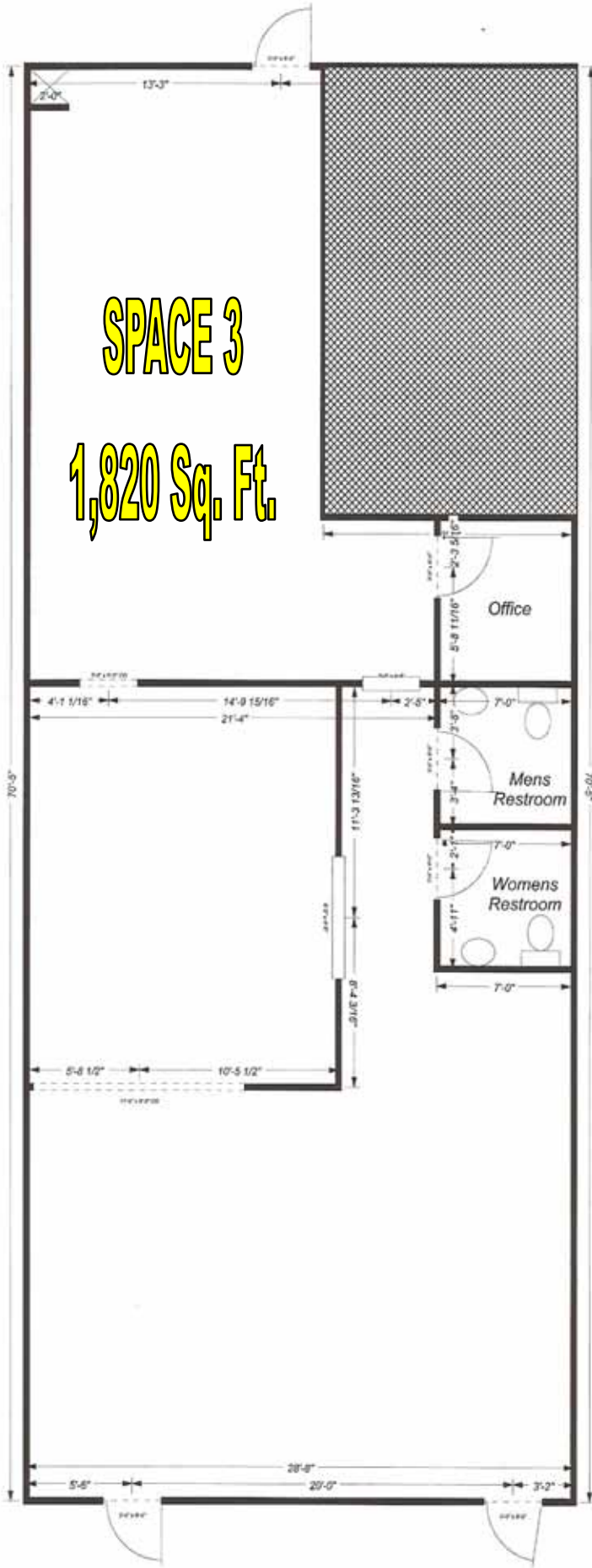
- Shelby County - low sales taxes & no occupational taxes
- High traffic count on Highway 280
- Strong demographics in Greystone/Highland Lakes area
- Dale's Southern Grill draws over 4,000 diners per week
- Across from Lee Branch & Rainbow Plaza Shopping Centers
- Next to Hannah's Garden Shop
- **Only \$19.00psf + \$3.50psf CAM (\$22.50psf total)**
- **Space 1 is 1,368 Sq. Ft. (\$2,565.00 monthly) Several rooms already built out inside**
- **Space 2 is 3,500 Sq. Ft. (\$6,562.50 monthly) ANCHOR SPACE (Can be split—call for more details)**
- **Space 3 is 1,820 Sq. Ft. (\$3,412.50 monthly) Former Pizza Place**
- **Space 1 & 2 can be combined—call for more details*



Information deemed reliable but not guaranteed.

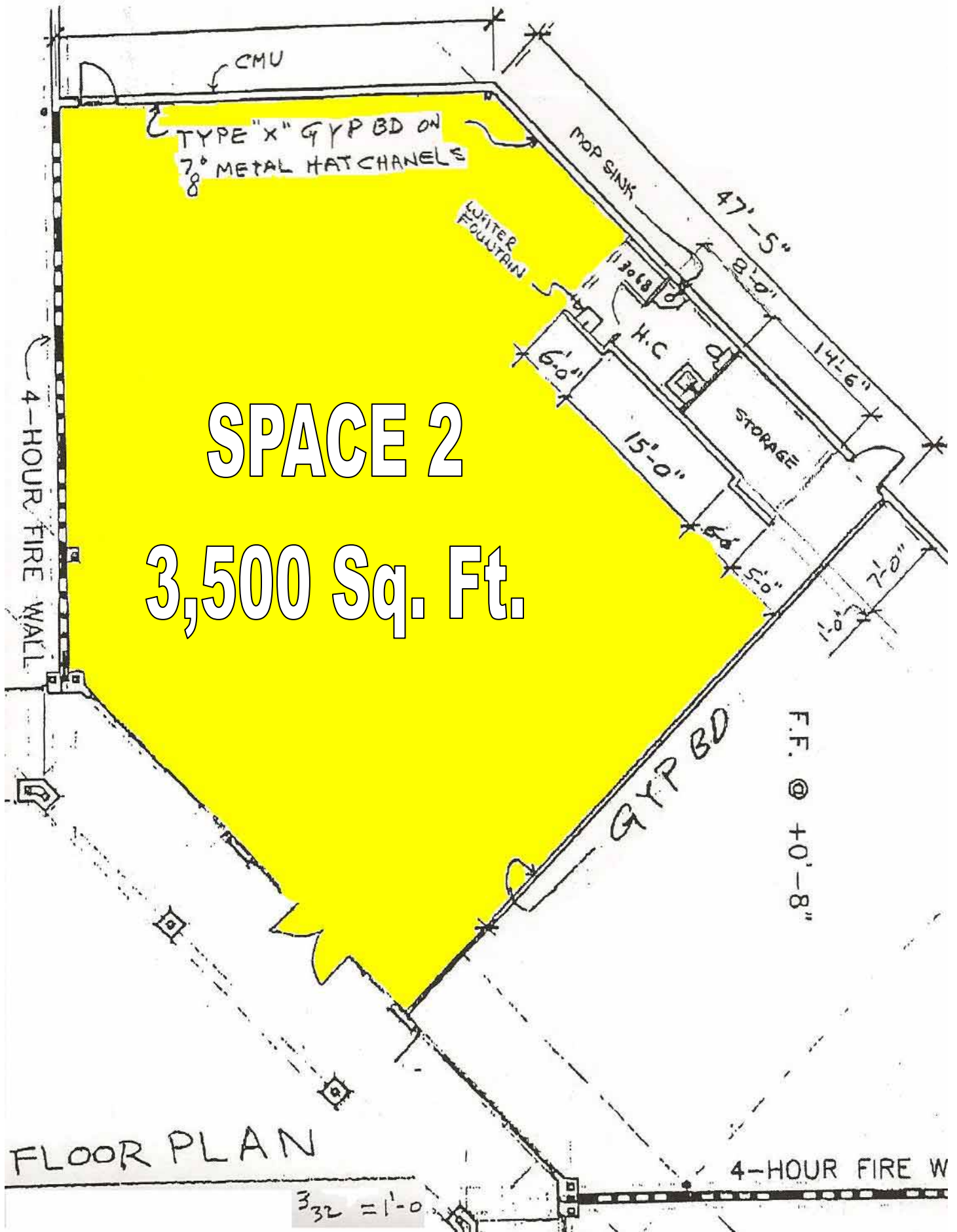
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850 Corporate Parkway
Suite 106
Birmingham, AL 35242
Phone: (205)408-9911
Fax: (205)408-9782



SPACE 3

1,820 Sq. Ft.



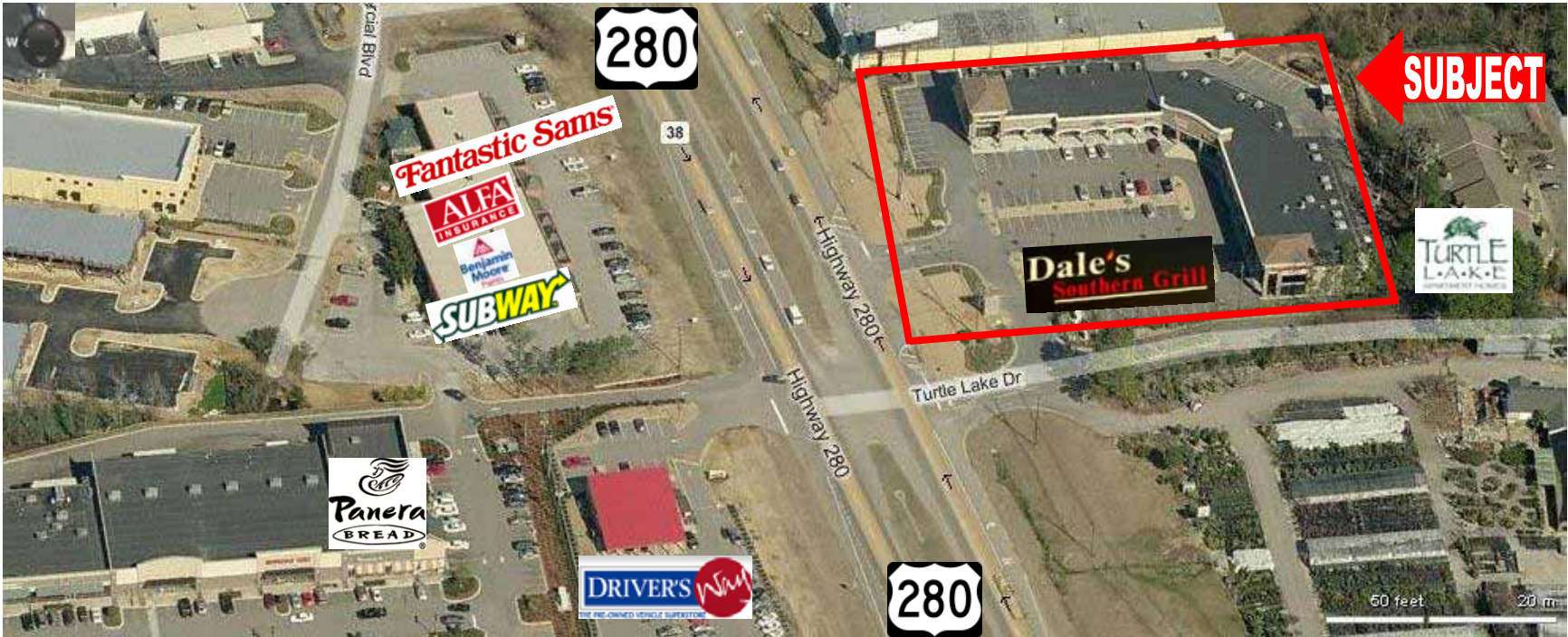
SPACE 2

3,500 Sq. Ft.

FLOOR PLAN

4-HOUR FIRE W

3/32 = 1'-0



280

Fantastic Sams

ALFA
INSURANCE

Benjamin
Moore

SUBWAY

Panera
BREAD

DRIVER'S
NEW

280

SUBJECT

Dale's
Southern Grill

TURTLE
LAKE

50 feet 20 m