



# OFFICE SPACE FOR LEASE

2151 Old Rocky Ridge Rd  
Hoover, AL 35216



## PROPERTY FOR LEASE

LEASE RATE: \$19.00, FULL SERVICE

- Space Available: 2,671 SF
- Professional build-out with private offices, breakroom, & 2 restrooms
- 65 free surface spaces available
- Building was built in 2002
- Zoning: CP
- Many lunch option restaurants in surrounding area

| Demographics | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------|----------|-----------|-----------|
| Population   | 11,970   | 62,684    | 134,435   |
| Daytime Pop. | 11,542   | 68,318    | 135,828   |
| Avg. HHI     | \$73,025 | \$116,440 | \$132,087 |



[www.southpace.com](http://www.southpace.com)

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