



PROPERTY DESCRIPTION

- 3,000 SF retail space available between Frothy Monkey and Otey's Tavern
- Recessed storefront with patio seating for 20+
- Shell delivery with TI Allowance available
- Amazing location in the heart of Edgewood with great parking, access and visibility

LOCATION DESCRIPTION

Located in the heart of Edgewood's retail strip
Oxmoor Road (10,000+ VPD) storefront
Neighborhood retail in one of the best markets in the state

OFFERING SUMMARY

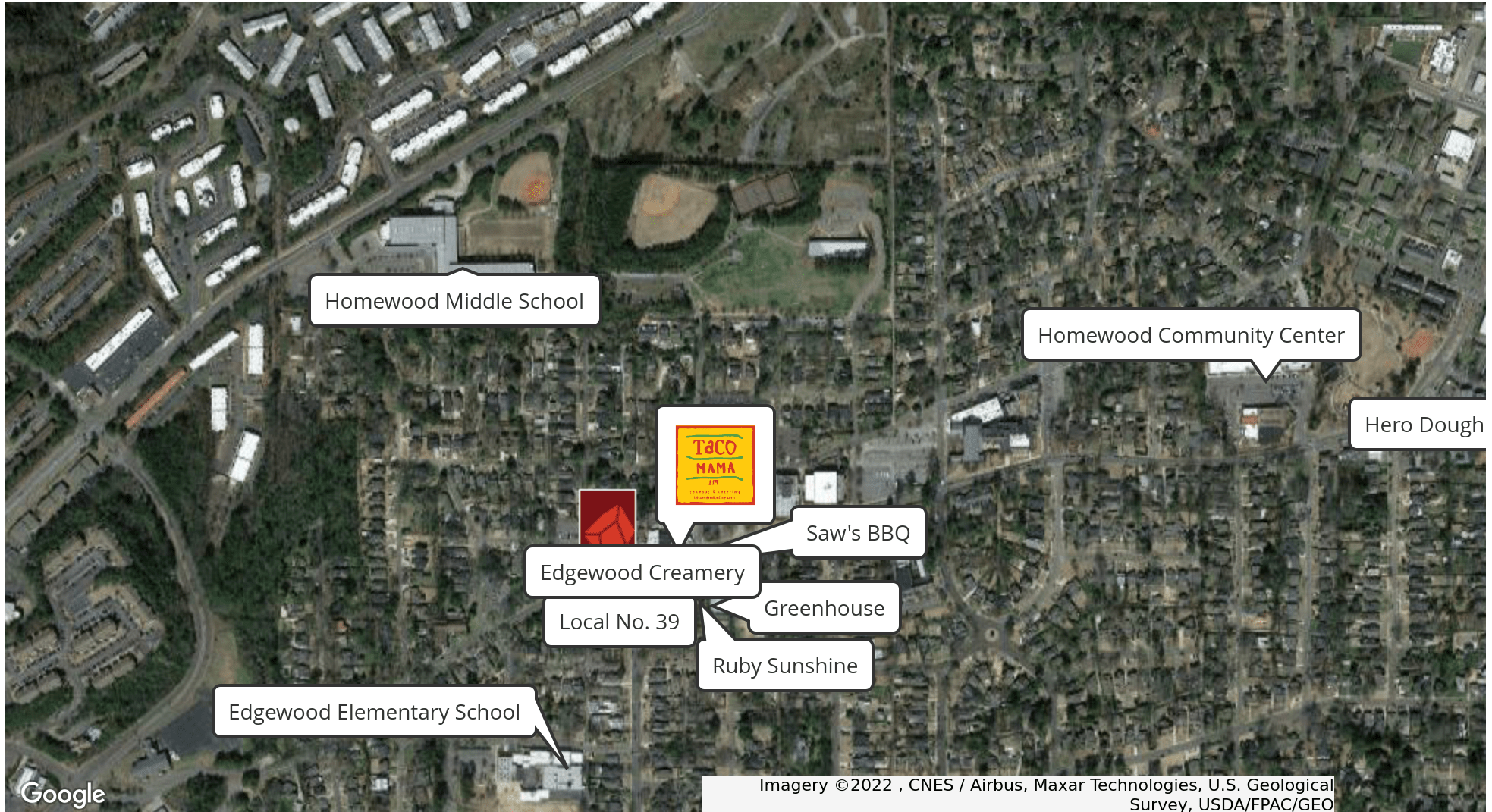
Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	3,000 SF
Building Size:	11,250 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	385	1,836	6,460
Total Population	795	3,829	12,140
Average HH Income	\$115,215	\$95,176	\$86,638

JACK LITTLE

205.908.3256

jlittle@redrockrg.com



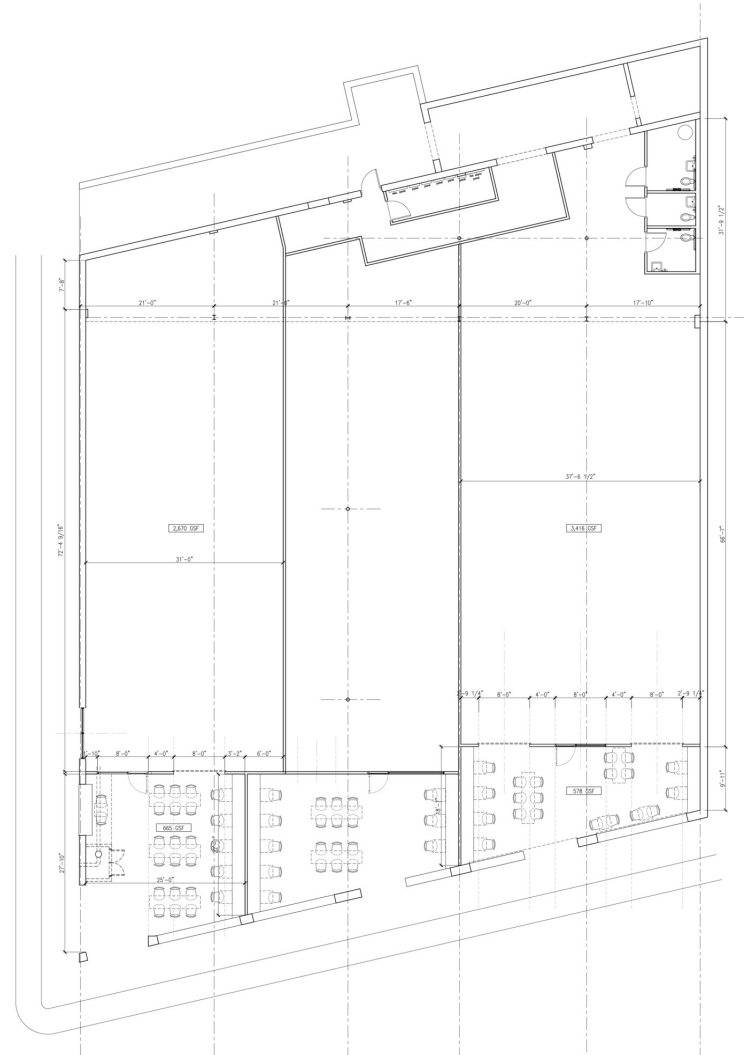
JACK LITTLE

205.908.3256

jlittle@redrockrg.com



Free parking for downtown Edgewood tenants

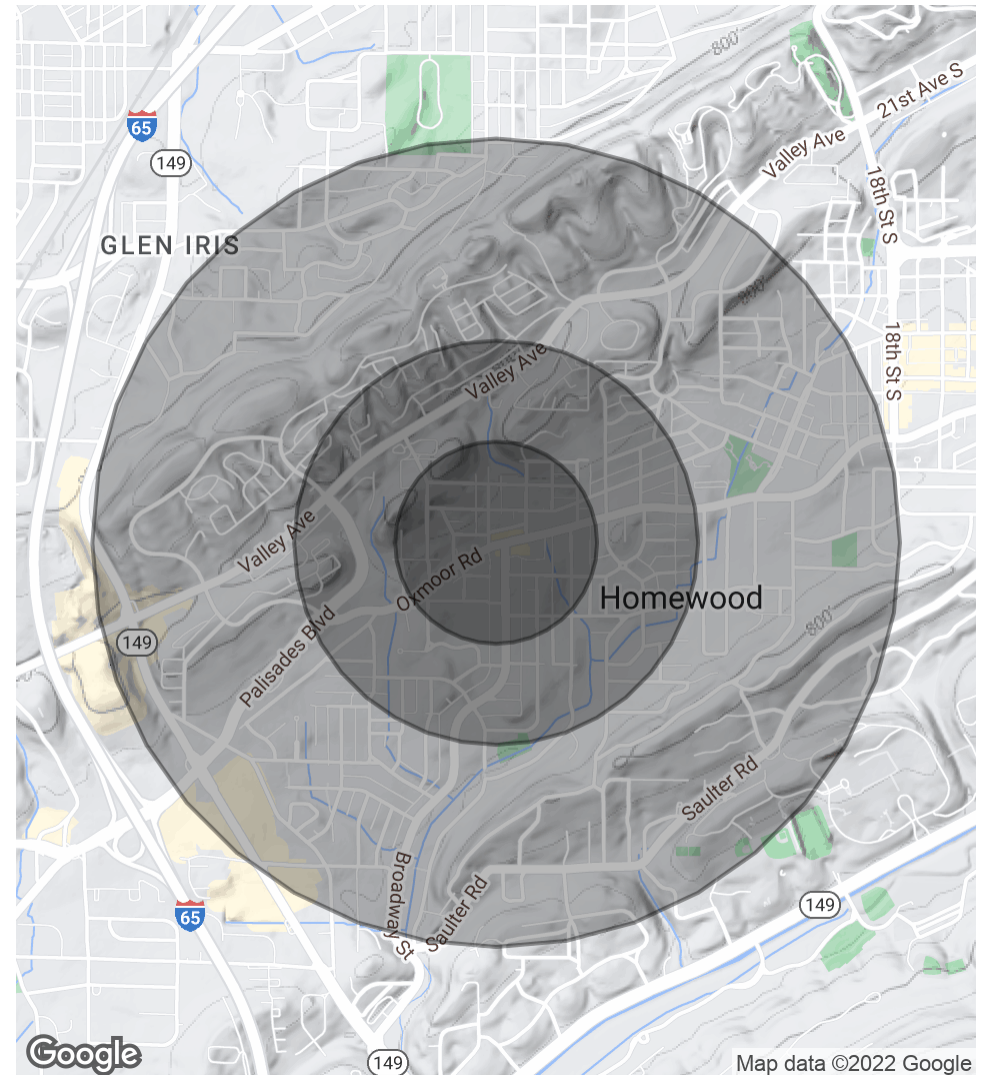


JACK LITTLE
205.908.3256
jlittle@redrockrg.com

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	795	3,829	12,140
Average Age	34.4	30.8	32.7
Average Age (Male)	33.8	30.2	32.8
Average Age (Female)	35.3	31.0	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	385	1,836	6,460
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$115,215	\$95,176	\$86,638
Average House Value	\$2,015,898	\$753,743	\$421,773

* Demographic data derived from 2020 ACS - US Census



JACK LITTLE

205.908.3256

jlittle@redrockrg.com