

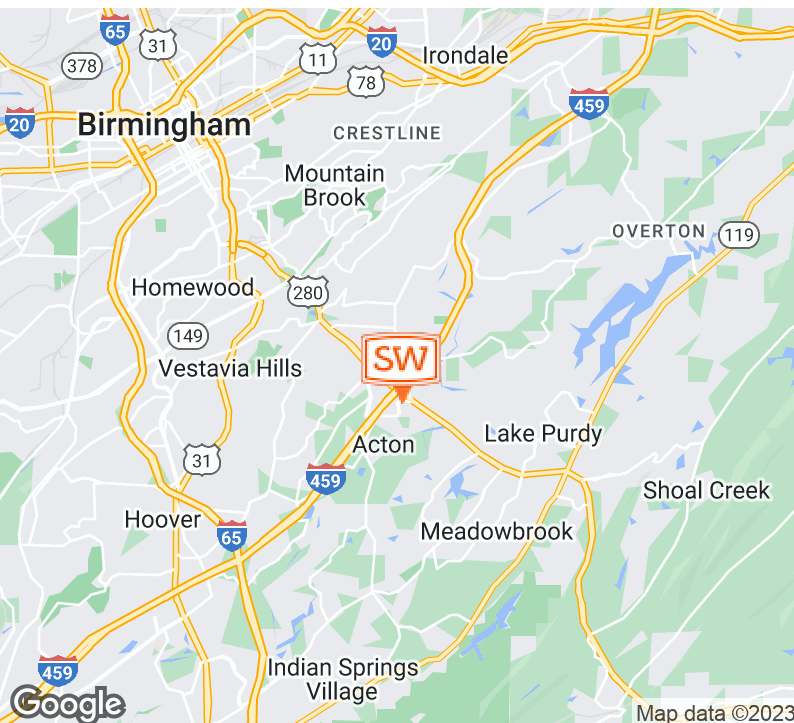
FOR LEASE

Shops at the Colonnade

3409-3433 Colonnade Parkway, Birmingham, AL 35243



**SHANNON
WALTCHACK**



SPACES

LEASE RATE

SPACE SIZE

C10	Call for Pricing	3,598 SF
D26	Call for Pricing	3,200 SF

PROPERTY DETAILS

- Prominent retail center located at the intersection of Interstate 459 and Highway 280—the State of Alabama’s “Main and Main.”
- Combined traffic count of over 175,000 cars per day
- Surrounded by 15.4 million SF of office with a daytime employee count of over 100,000 employees. Nearby prominent employers include Grandview Medical Center & Southern Company HQ
- Located in one of the wealthiest five-mile rings in the state
- Access: Three points of ingress/egress
- **Suite C10 is 2nd Generation Restaurant space:** Contact broker for details
- **Suite D26:** Move-in ready for office/medical user

ANNA KATE TEAL

205.977.9909

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**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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AVAILABILITY

SPACE	SIZE
C10	3,598 SF
D26	3,200 SF



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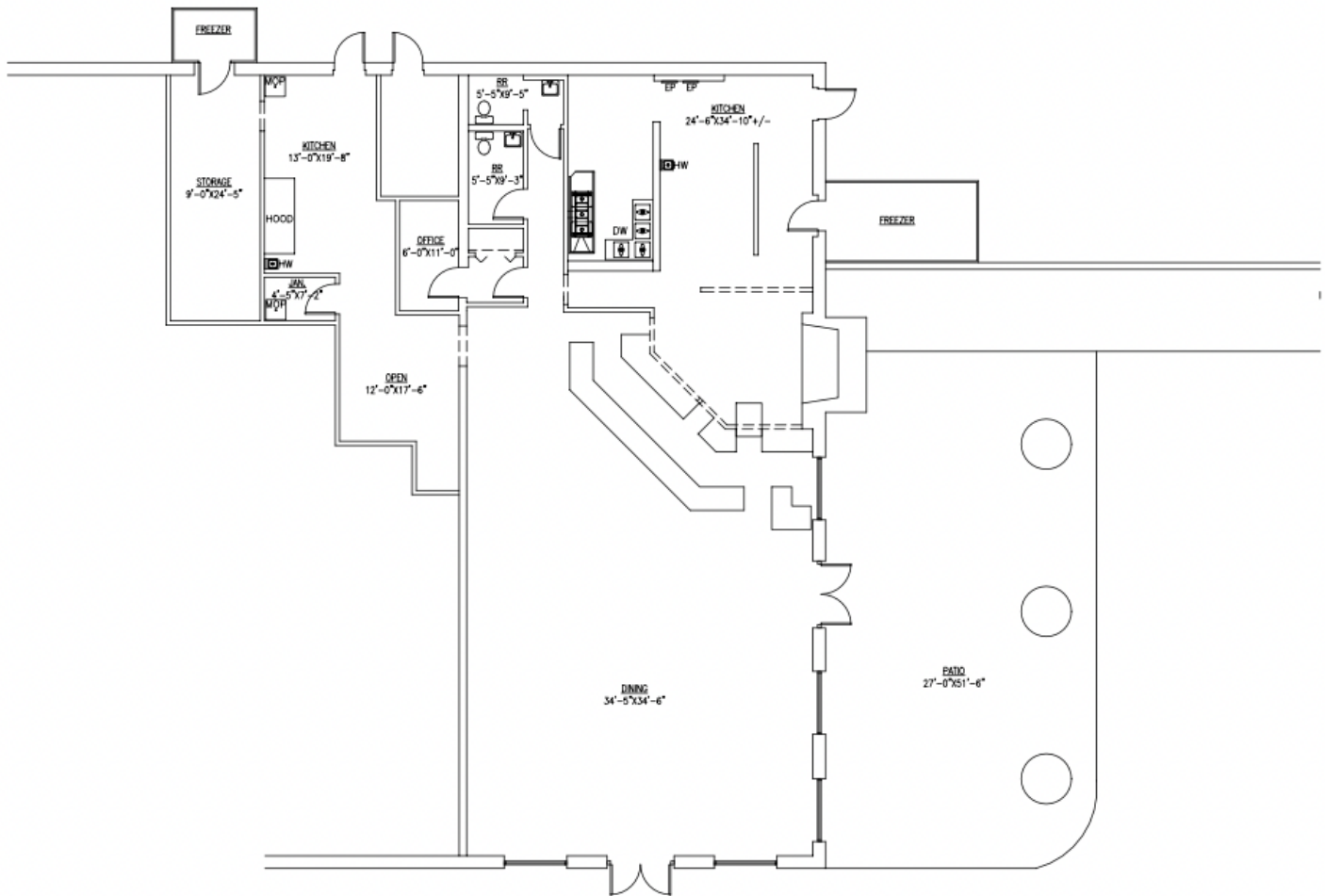
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360° VIRTUAL TOUR



Suite C10: 2nd Generation Restaurant with large patio space

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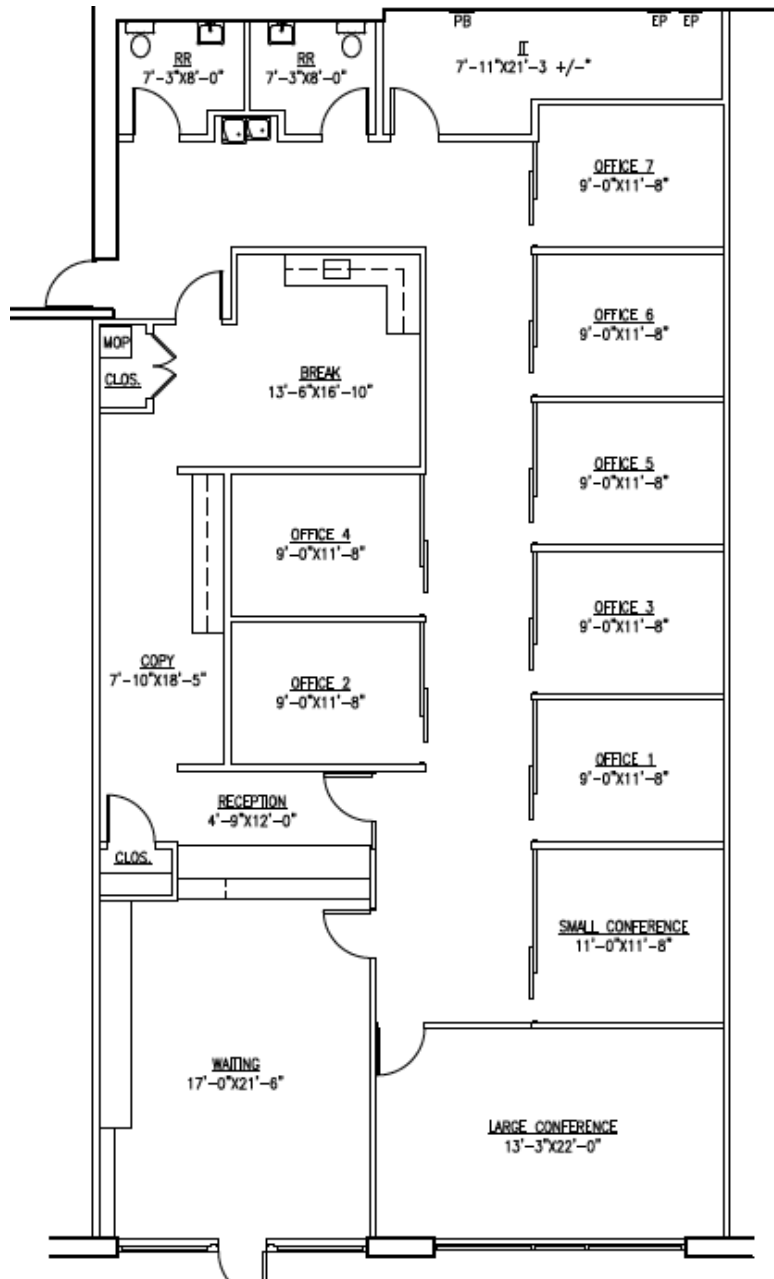
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360° VIRTUAL TOUR



Suite D26: Move-in ready for office; modern glass features

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The Summit



Shops of the Colonnade

Colonnade Office Park

SOUTHERN COMPANY

280

92,495 VPD

Grandview Office Park

Merrill Lynch
Bank of America Corporation

Marriott
HOTELS & RESORTS

GRANDVIEW
MEDICAL CENTER

CHURCH OF THE HIGHLANDS

IN THE AREA

- **15.4 million** SF of Office
- **100,000** Daytime Employees
- **10.2 million** SF of Retail

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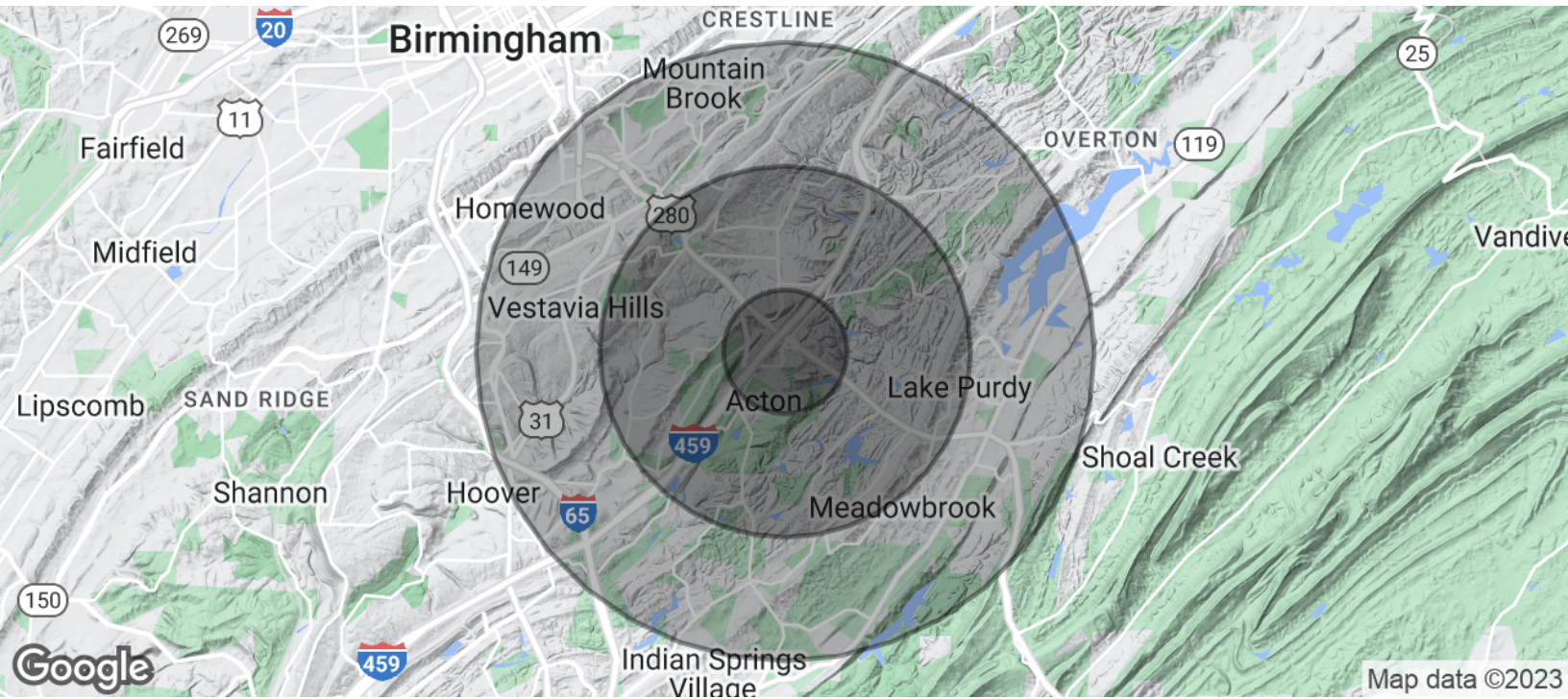
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,451	39,492	109,828
Average age	33.6	36.5	38.0
Average age (Male)	33.6	36.1	37.5
Average age (Female)	35.1	37.8	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,000	17,403	45,117
# of persons per HH	2.2	2.3	2.4
Average HH income	\$102,846	\$106,709	\$117,374
Average house value	\$398,109	\$413,001	\$407,258

* Demographic data derived from 2020 ACS - US Census

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