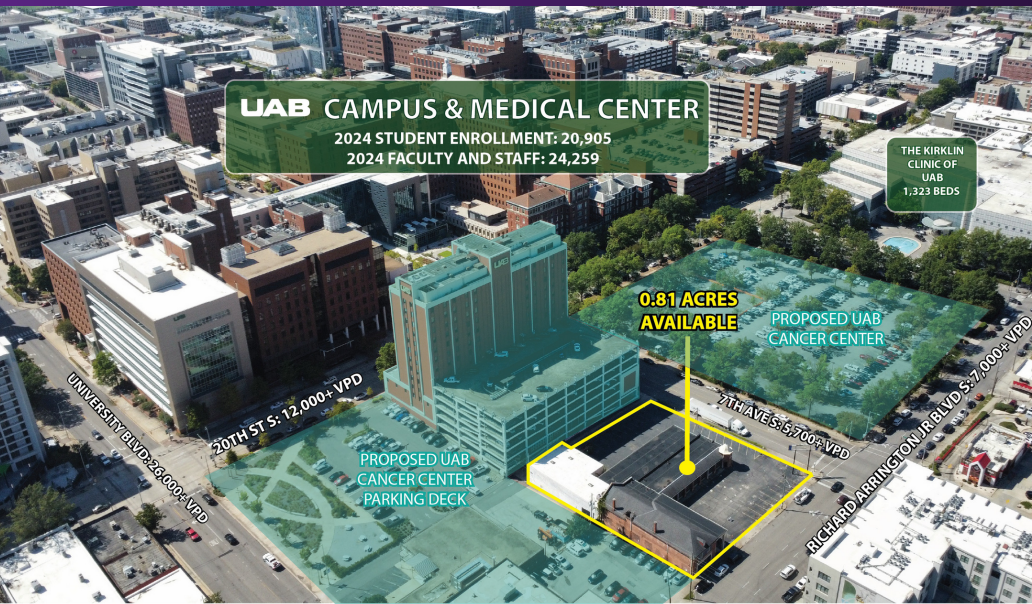


FORMER GOODYEAR AVAILABLE FOR LEASE

700 RICHARD ARRINGTON JUNIOR BOULEVARD SOUTH, BIRMINGHAM, AL 35233



PROPERTY HIGHLIGHTS

- 0.81 acres (190' x 190') available for ground lease in downtown Birmingham
- 14,132 SF building on site
- Prime corner at 7th Ave S (+/- 5,700 VPD) & Richard Arrington Jr. Blvd S (+/- 7,000 VPD)
- Signalized intersection in the heart of UAB's campus and Medical Center
- UAB is Alabama's largest employer with +/- 21,000 Students and +/- 24,000 Faculty and Staff

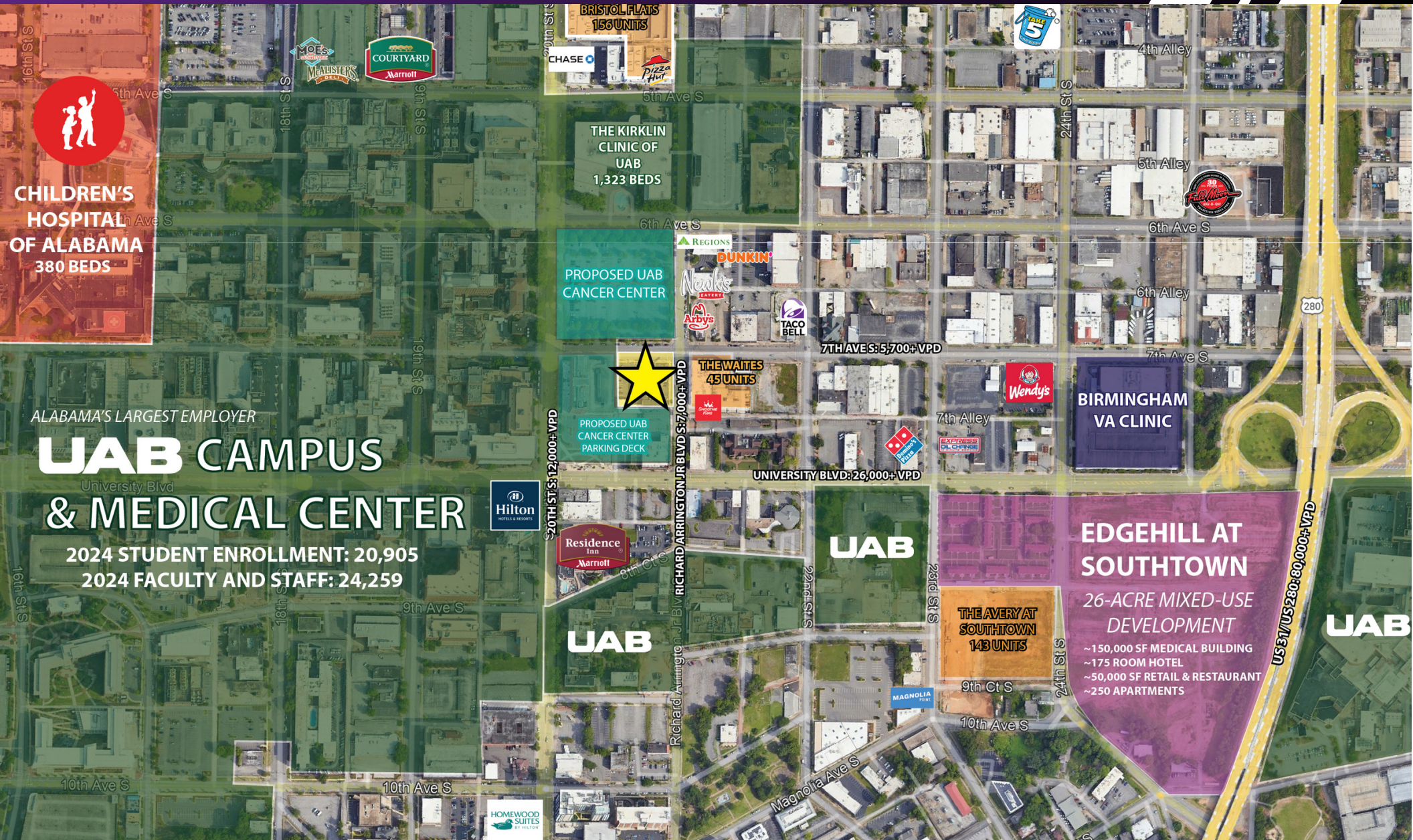
OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	0.81 Acres
Building Size:	14,132 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,633	36,076	71,778
Total Population	16,131	79,157	167,258
Average HH Income	\$73,330	\$94,605	\$99,433

FORMER GOODYEAR AVAILABLE FOR LEASE

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Blake Thomas

Associate Broker

205.271.7209

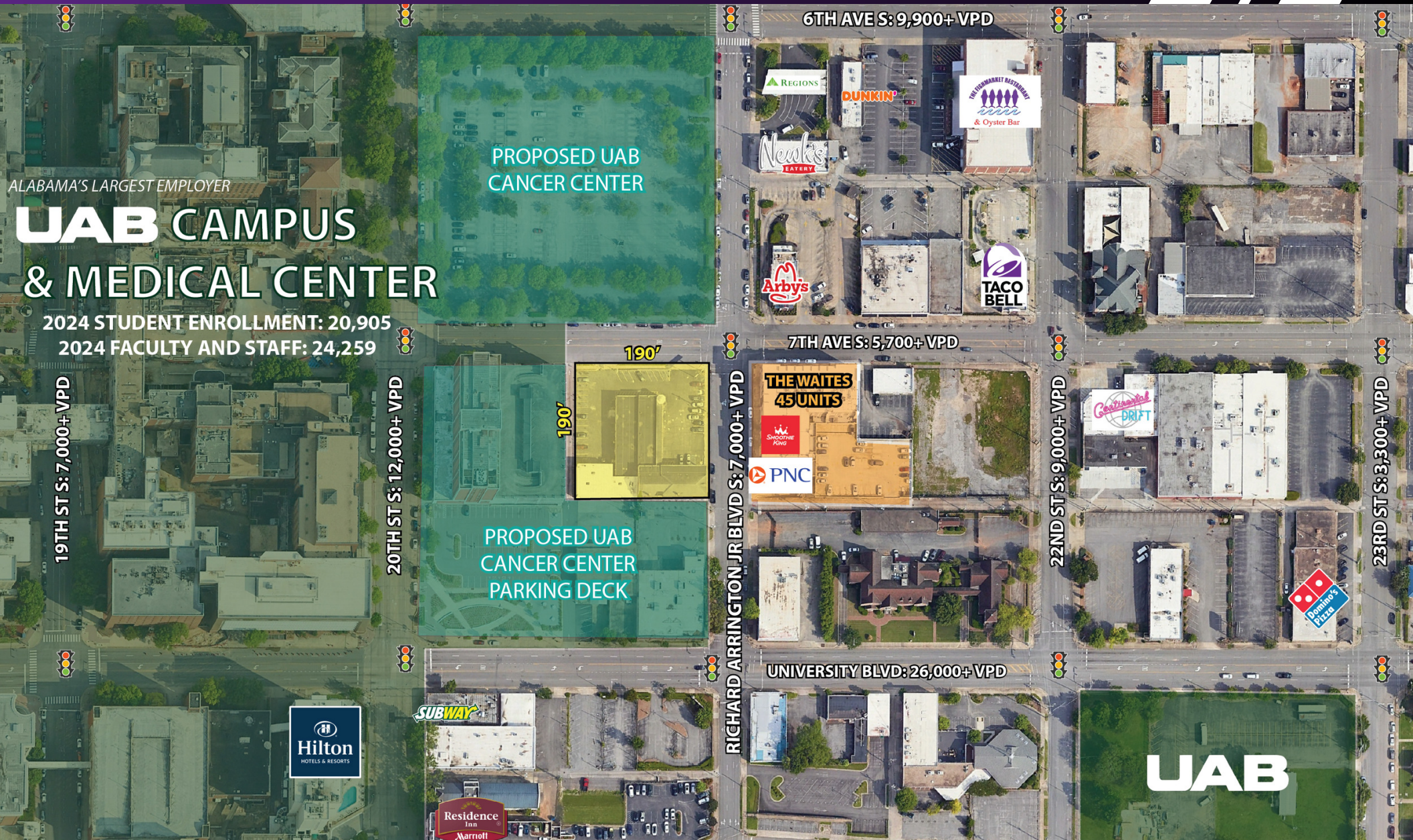
bthomas@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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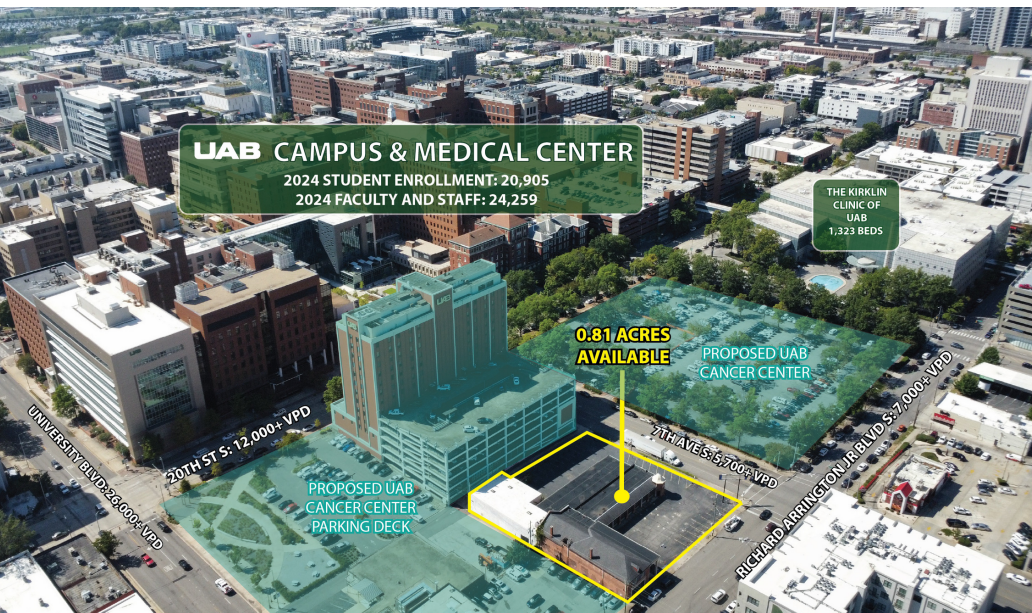
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COMMUNITY SUMMARY

Goodyear Auto Service Centers
Drive time of 5 minutes

17,585	2.07%	1.52	60.0	28.8	\$55,790	\$424,096	\$15,399	5.2%	83.7%	11.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+
13.5% Services 6.5% Blue Collar 80.0% White Collar										

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,131	79,157	167,258
Average Age	34	38	39
Average Age (Male)	34	38	38
Average Age (Female)	34	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,633	36,076	71,778
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$73,330	\$94,605	\$99,433
Average House Value	\$363,820	\$439,197	\$403,624

Demographics data derived from AlphaMap

PLACER DATA	VISITS (LAST 12 MONTHS)
UAB Hospital	6.2 Million
The University of Alabama at Birmingham	16.7 Million
The Kirklin Clinic of UAB	1 Million

