

OFFICE WAREHOUSE FOR LEASE

Office Warehouse For Lease (524 Mineral Trace Dr)
524 Mineral Trace, Hoover, AL 35244



RED ROCK



7,200± SF Office Warehouse Building

Lease Rate: \$15 SF/yr (NNN)

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Premier Light Industrial & Professional Flex Space In Trace Crossings

Rare opportunity for a light industrial or professional service business to anchor itself in Hoover's most prestigious demographic. 524 Mineral Trace offers a unique opportunity for light industrial, R&D, or professional service businesses to anchor themselves within a high-wealth demographic.

- **Unrivaled Connectivity:** Immediate access to the affluent residential corridors of Riverchase, Inverness, and Greystone, putting your business at the doorstep of your target client base.

Located a block from the Hoover Metropolitan Complex and Finley Center. Minutes from Highway 150, I-459, Highway 31 and Riverchase Galleria/Patton Creek.

PROPERTY HIGHLIGHTS

- **Acreage:** 1± Acre **Parking:** 24 Marked Spaces
- **Office Build-out:** 2,400± SF (33%) *Includes: Lobby, 6 Private Offices, 2 Breakroom, 2 Restrooms*
- **Warehouse Size:** 4,800± SF (67%) *Includes a 2nd floor mezzanine*
- **Loading:** Three (3) 12'W x 12'H Grade-Level Roll-up Doors
- **Clear Height:** 14' – 19' (Single-slope metal deck)
- **Power:** 600 Amp, 200V AC, 3-Phase (Cutler-Hammer) *[Includes 20 kW Generac Generator]*
- **HVAC:** 100% Office HVAC; Partial Warehouse Climate Controlled (Air Handler)

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Building Size:	7,200± SF (60' x 120')
Lot Size:	1 Acres
Year Built:	2000

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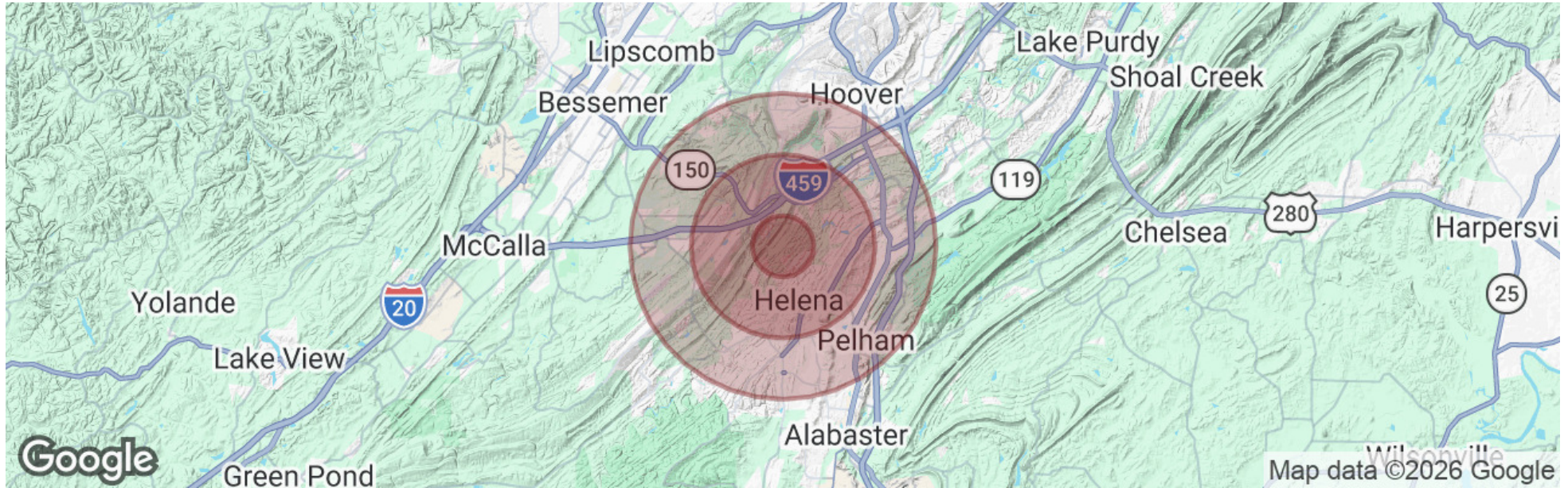


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,679	34,776	95,615
Average Age	45.0	41.6	39.0
Average Age (Male)	45.3	41.9	38.2
Average Age (Female)	43.8	41.6	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,034	12,846	36,876
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$199,615	\$151,212	\$129,729
Average House Value	\$505,036	\$392,720	\$353,482

2023 American Community Survey (ACS)

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