



1706 Oxmoor Road, Homewood, AL 35209

PROPERTY HIGHLIGHTS

- Second-generation resturant space with a recent upgrade of all base building components, reducing immediate capital expenditures
- Exceptional storefront visibility along Oxmoor Road
- Available parking in the adjacent parking deck for customer convenience
- Three connected rooms provide an opportunity for creative layout and design
- Prominent signage opportunities on the building facade
- Possibility for exterior cafe table seating
- Immediate proximity to Homewood Park and pedestrian sidewalk network
- Efficient access for delivery and service vehicles

OFFERING SUMMARY

Lease Rate	\$26.50 SF/yr (NNN)
Available SF	3,583 SF
Building Size	5,583 SF



PROPERTY DESCRIPTION

This retail property on Oxmoor Road delivers a highly visible, resturant-ready opportunity for Tenants seeking an established trade corridor. Thoughtfully designed for flexible layouts, the space provides abundant window frontage, a welcoming entry, and seamless pedestrian access. Interior improvements create a RESTURANT OPPORTUNITY, including a layout for potential merchandising. Positioned with dedicated deck parking and excellent curb appeal, the space is ideally suited for Tenants looking to capitalize on consistent traffic and a cohesive neighborhood retail setting.

FOR LEASE // RETAIL PROPERTY

HOMWOOD SECOND GENERATION RESTURANT



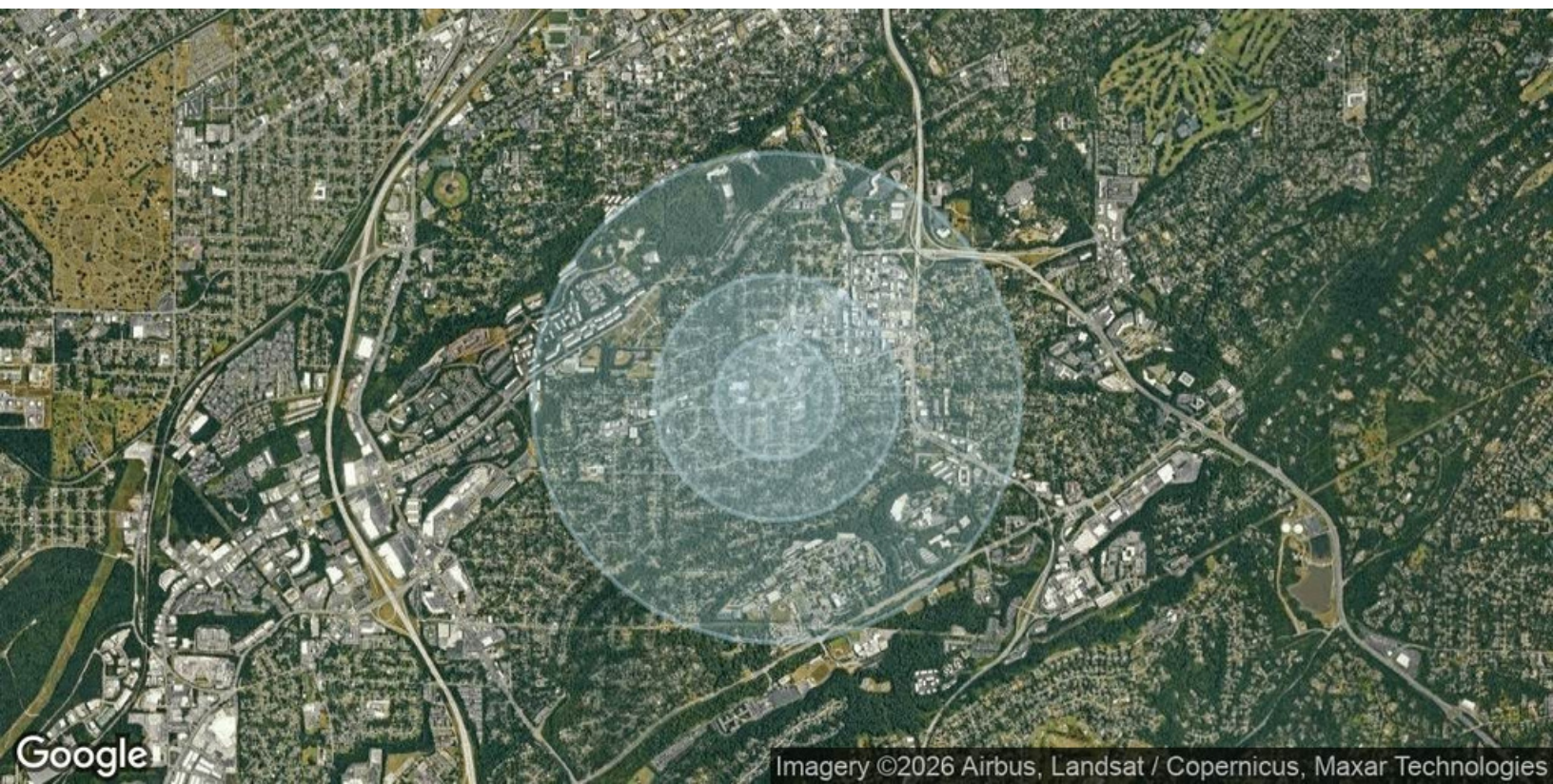
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HOMWOOD SECOND GENERATION RESTURANT

DANIEL



POPULATION	0.25 MILES	0.50 MILES	1 MILE
TOTAL POPULATION	1,010	3,967	15,297
AVERAGE AGE	36.1	35.1	31.8
AVERAGE AGE (MALE)	37.5	36.2	32.2
AVERAGE AGE (FEMALE)	33.1	33.6	31.8
HOUSEHOLD & INCOME	0.25 MILES	0.50 MILES	1 MILE
TOTAL HOUSEHOLD	372	1,475	5,286
# OF PERSONS PER HH	2.7	2.7	2.9
AVERAGE HH INCOME	\$188,339	\$172,373	\$148,900
AVERAGE HOUSE VALUE	\$682,793	\$636,496	\$613,736

2023 American Community Survey (ACS)



-  GENERAL PARKING (Zone A)
-  NIGHTTIME PARKING (Zone B)
-  CUSTOMER PARKING