

ARBOR TERRACE

800 MONTCLAIR ROAD, BIRMINGHAM, AL 35213



TRINITY CAMPUS +/- 20 acres

- 1. 9.28 Acre Pad Site
- 2. POB 820 Building +/- 75,000 sf
- 3. POB 840 Building +/- 85,000 sf
- 4. POB 860 Building +/- 135,000 sf
- 5. Parking Deck A - 957 spaces
- 6. Parking Deck B - 704 spaces
- 7. Frontage Tract +/- 14 acres
- 8. Future Residential +/- 20 acres
- 9. Under Contract +/- 20 acres

REDEVELOPMENT

Property Information

- ▶ 77 acre redevelopment - former Trinity Hospital site
 - Available components
 - 9.28 Acre Building Pad - Site of Former Hospital
 - POB 820 Building +/- 75,000 sf
 - POB 840 Building +/- 85,000 sf
 - POB 860 Building +/- 135,000 sf
- ▶ Served by 2 parking decks with a combined 1,600 spaces
- ▶ Walking trail and other campus amenities are included to make this a true destination

Demographics	1 mile	3 mile	5 mile
Population	8,545	59,994	149,960
Average HHI	\$129,939	\$100,538	\$85,800
Daytime Pop	4,572	53,211	217,159

Traffic Counts:

Montclair Road	20,550
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Call For More Information

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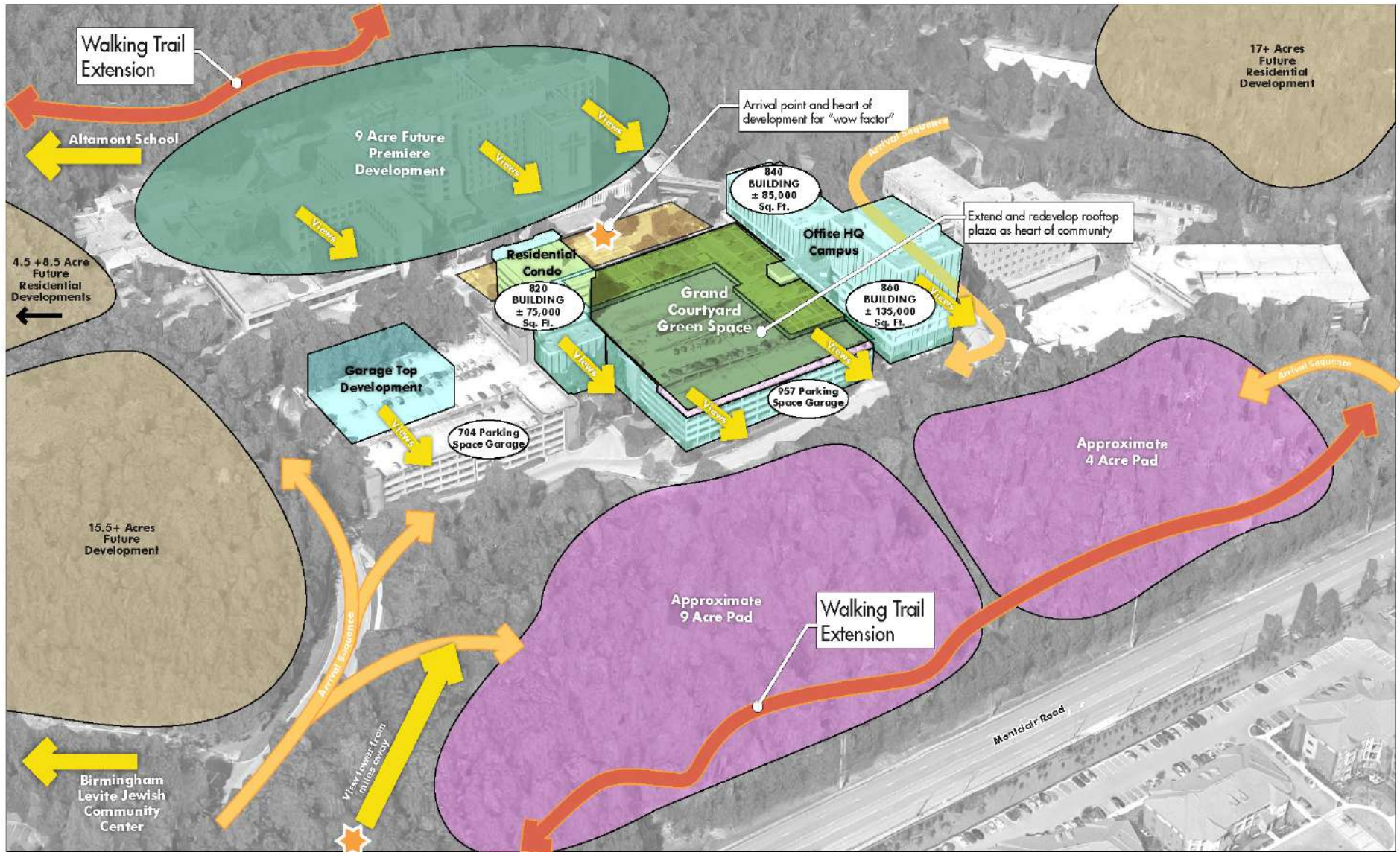
Commercial Real Estate Specialists

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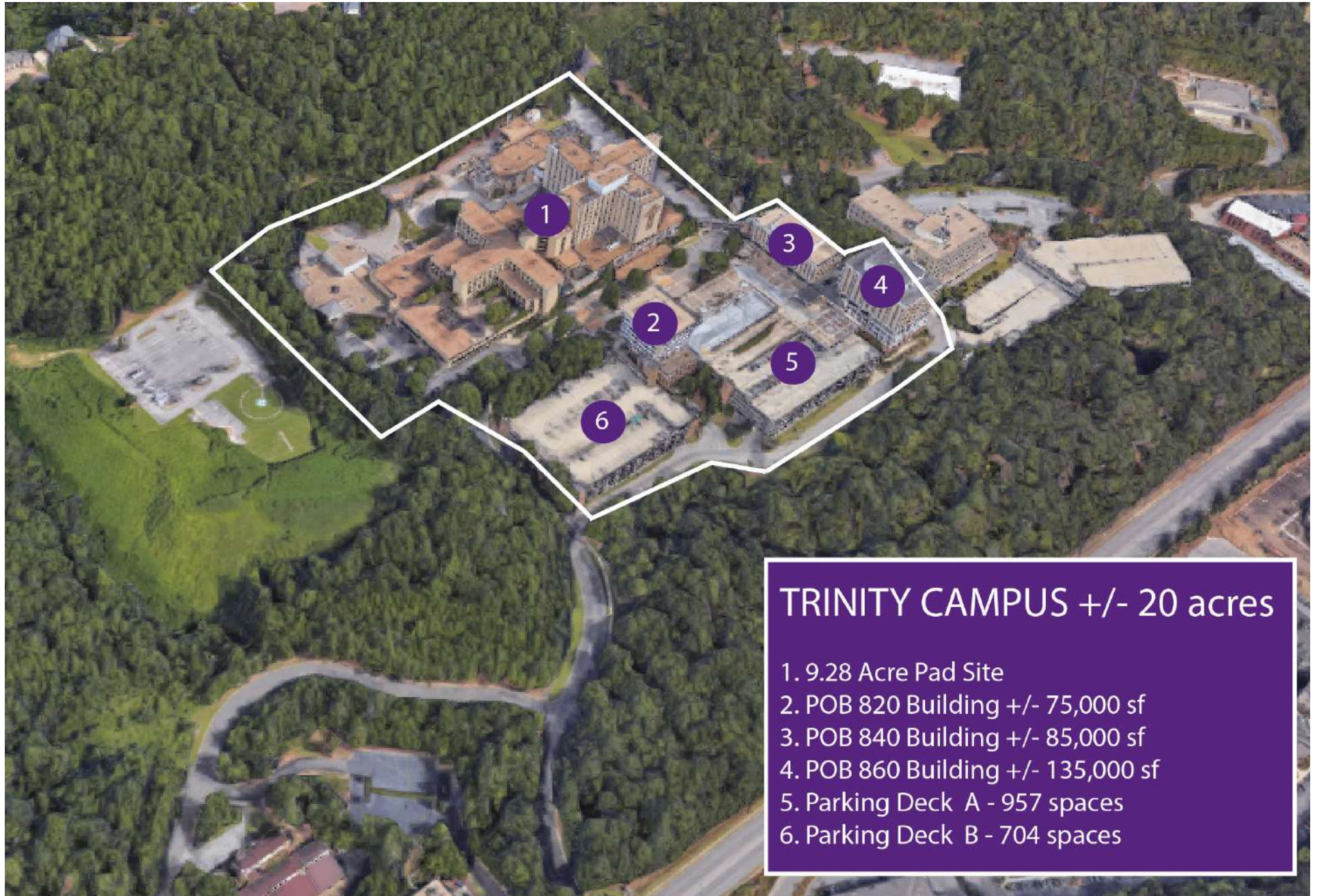
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