

OFFICE & RETAIL SPACE FOR LEASE

Lorna Square ♦ Hoover, AL ♦ 35216 ♦ Jefferson County



SIZES AVAILABLE FROM 451 –4,330 SQ. FT. / Rates start at \$11 / Sq. Ft. Full Service

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

Lorna Square ♦ Hoover, AL ♦ 35216 ♦ Jefferson County

- ♦ Convenient Location less than 1 mile from I-65.
- ♦ Easy access at Traffic Light.
- ♦ Suites are newly renovated and like new.
- ♦ Excellent level parking in front and rear of Buildings.
- ♦ Signage Available.
- ♦ Lease rates start at \$11.00/sq. ft.
- ♦ Floor plans and sizes to fit any budget. Will divide.
- ♦ Full Service, no hassle leases include power, water and janitorial services.
- ♦ Attentive local owners and management team.
- ♦ Near great restaurants and shopping.
- ♦ No occupational tax.
- ♦ Excellent Value.
- ♦ Flexible Terms.
- ♦ Short and long term leases.
- ♦ Individual Offices Available with Conference Room



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AVAILABLE SUITES

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Lorna Square Available Suites

<u>SUITE</u>	<u>BUILDING</u>	<u>RSF</u>
219A	200 UPPER	593
221		656
228		874
300 LOWER		
313		4,330
400 LOWER		
409		1067
412		731
400 UPPER		
420		1,321
422		1,009
426		726
431		856
600 LOWER		
617A		794
600 UPPER		
620		3,159
625		1,072
627		451



Suite 617



Suite 625



Suite 627



Suite 228

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INTERIOR PHOTOS

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Suite 228



Suite 625

Suite 228



Suite 627

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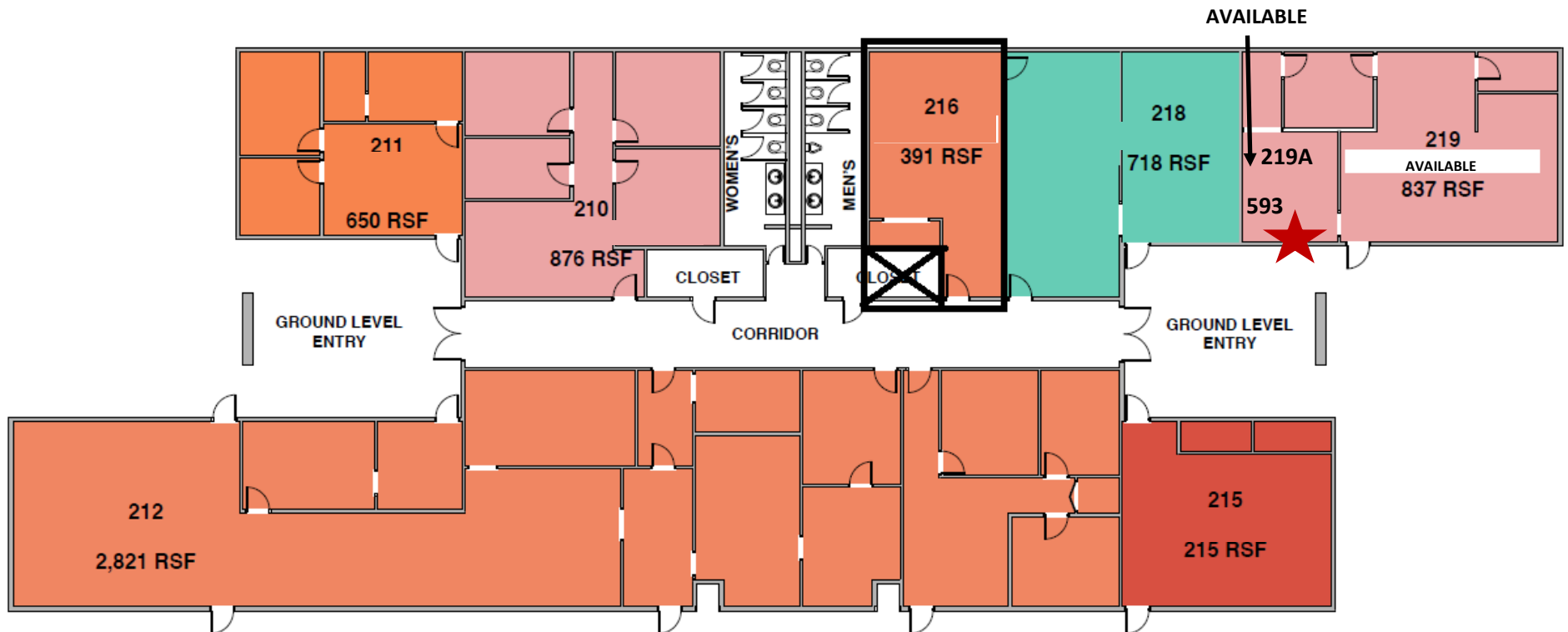
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FLOOR PLAN

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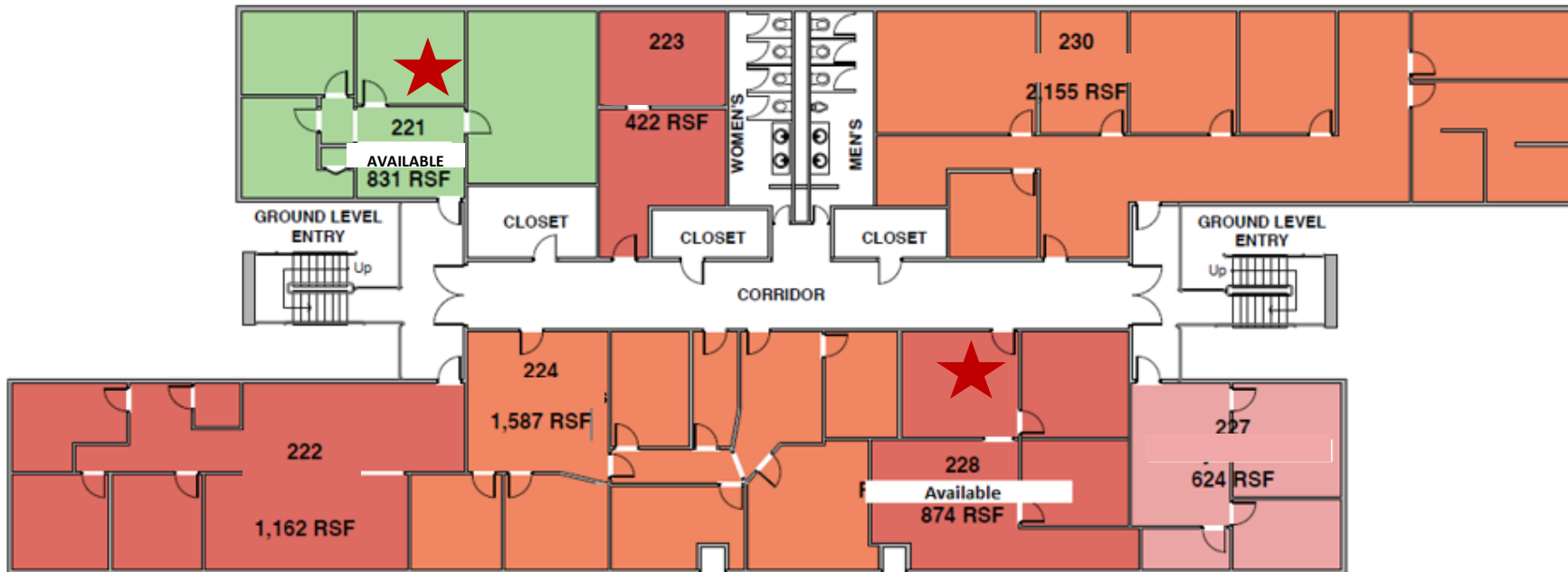
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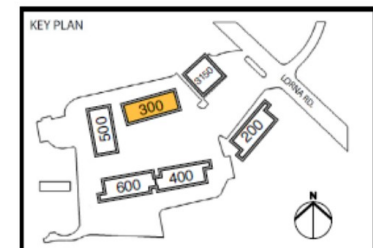
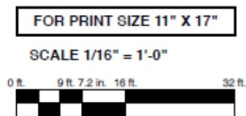
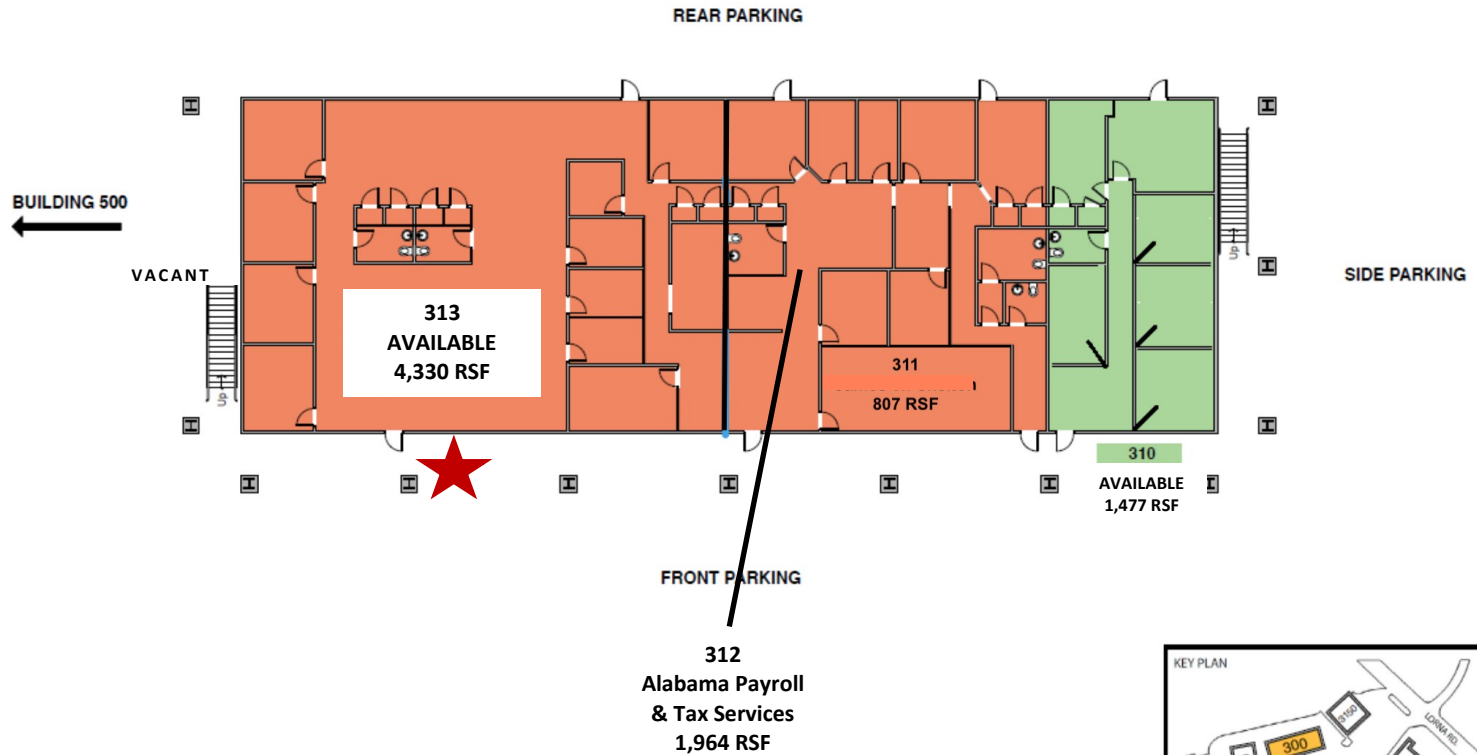
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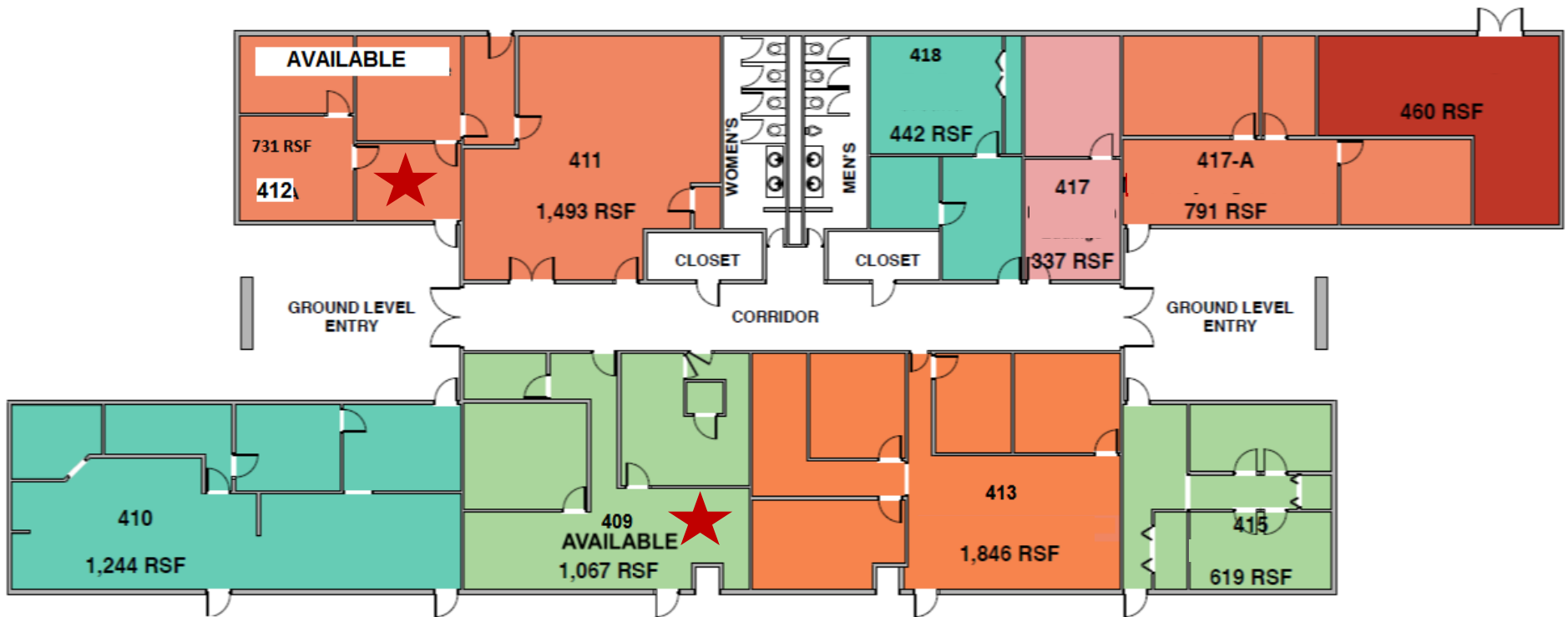
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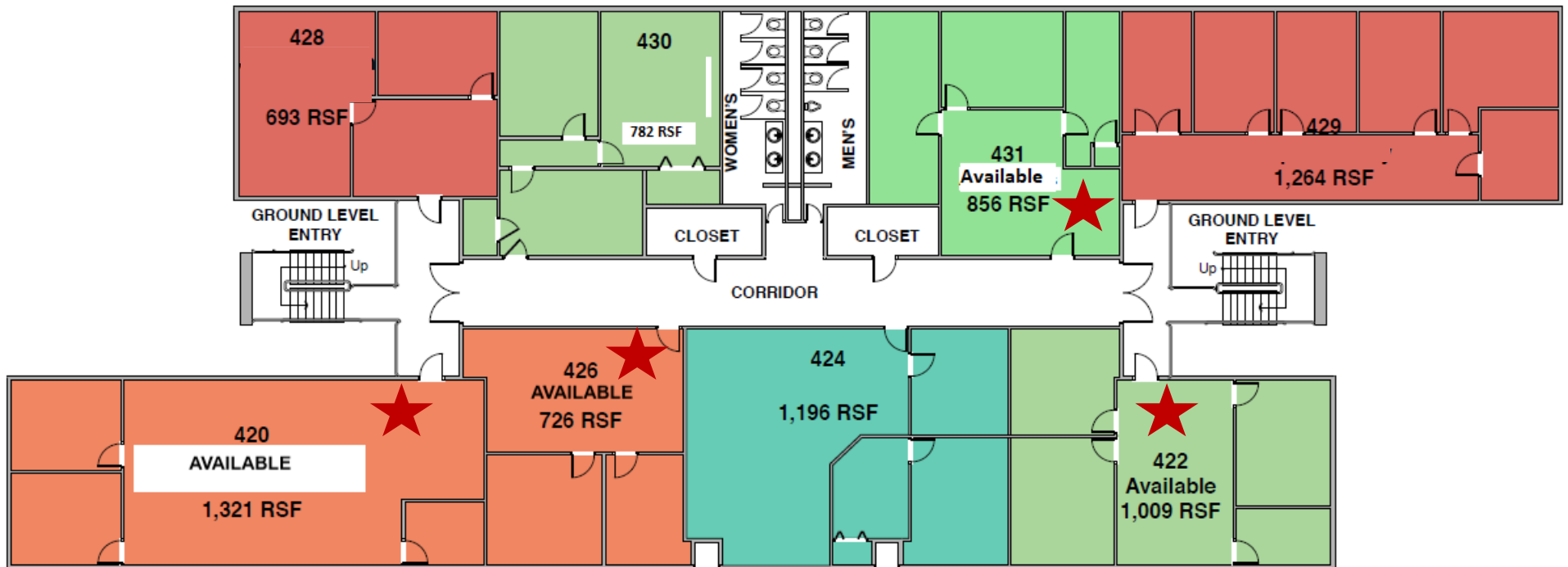
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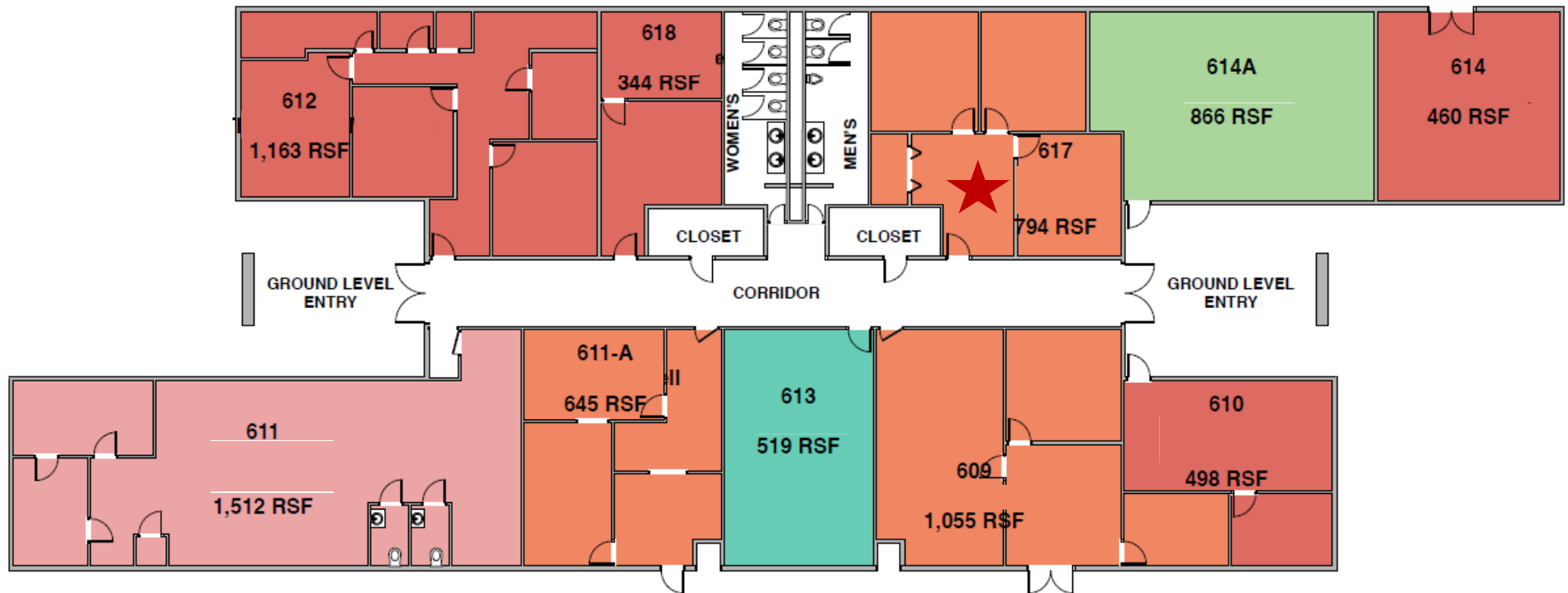
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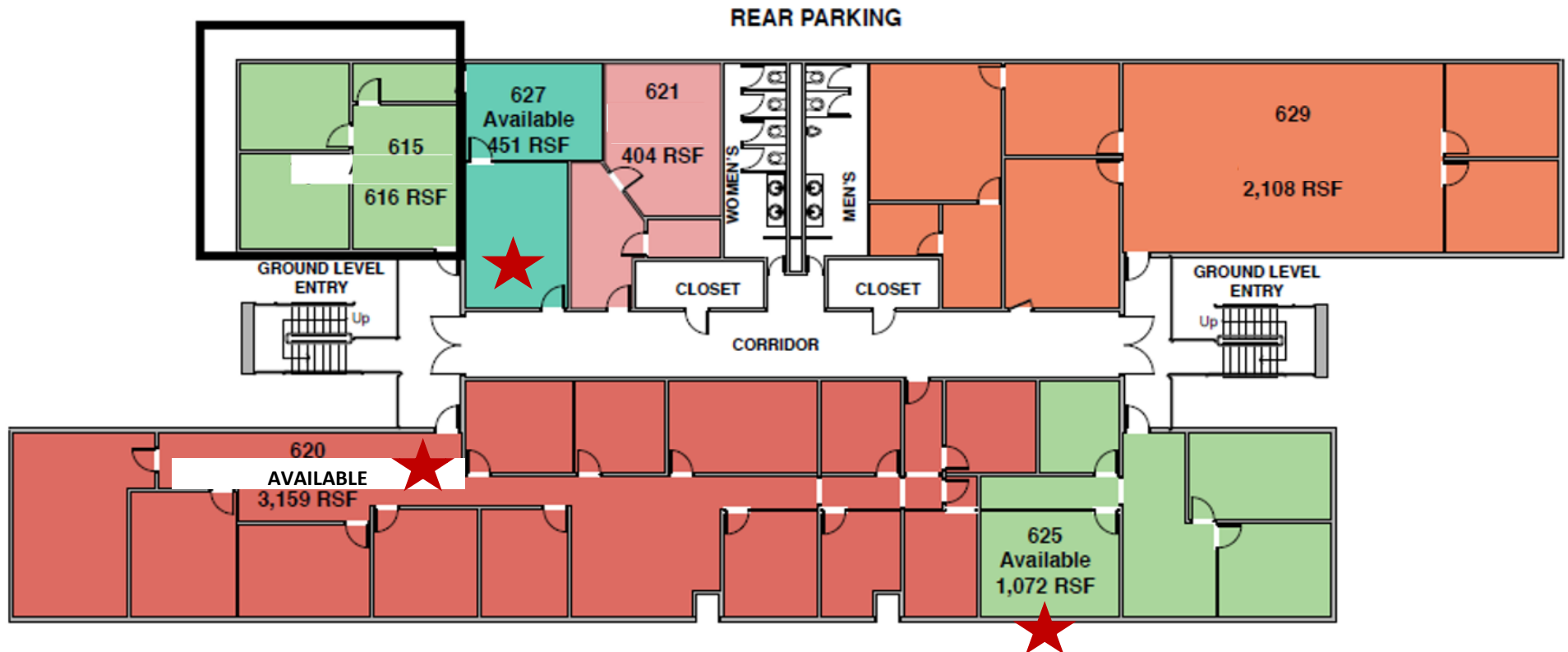
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EXTERIOR PHOTOS

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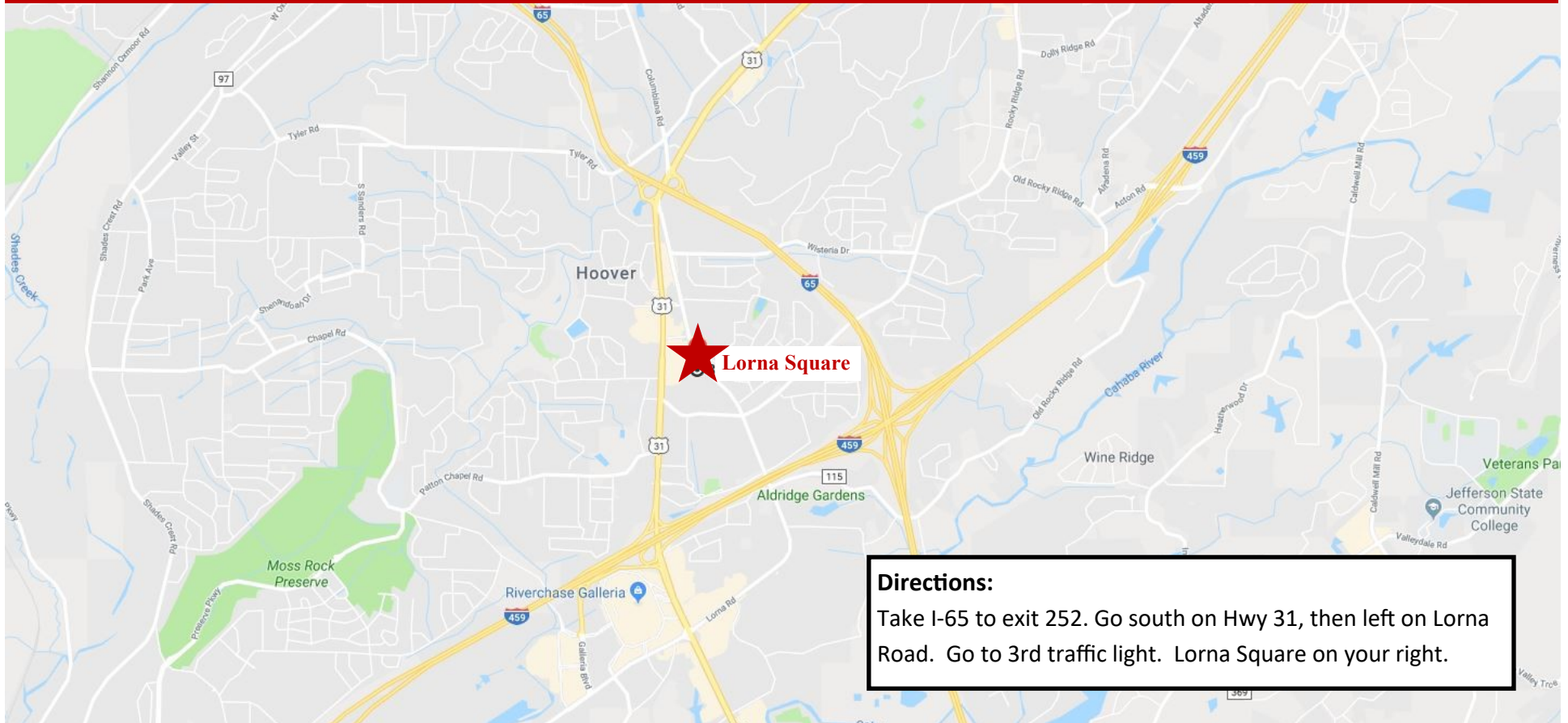
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LOCATION MAP

Lorna Square ♦ Hoover, AL ♦ 35216 ♦ Jefferson County



Directions:
Take I-65 to exit 252. Go south on Hwy 31, then left on Lorna Road. Go to 3rd traffic light. Lorna Square on your right.

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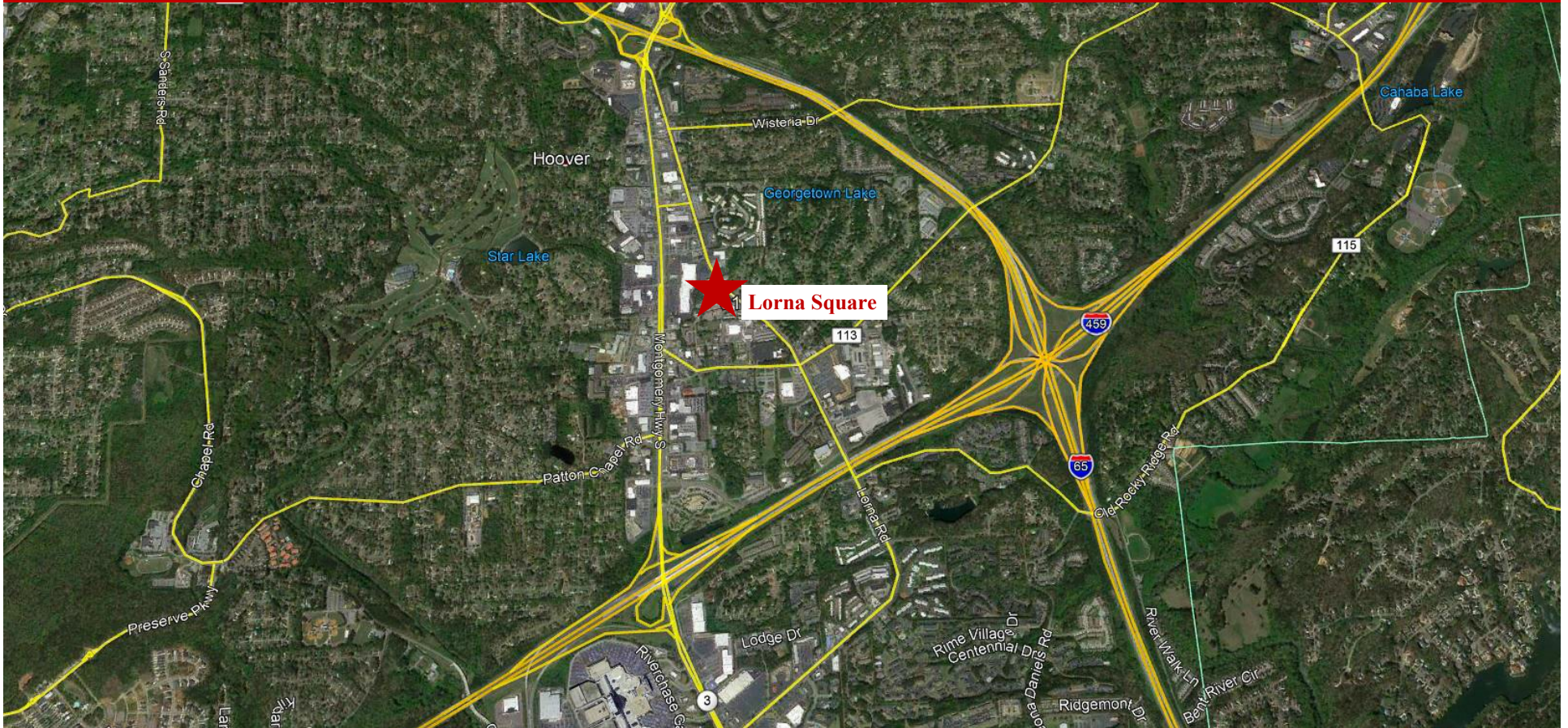
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MEMBER: LoopNet CoStar™
 CCIM Experts in Commercial Investment Real Estate
 International Council of Shopping Centers
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AERIAL MAP

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TRAFFIC MAP

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DEMOGRAPHICS

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Population	2 mile	5 mile	10 mile
2010 Population	35,643	127,306	425,695
2022 Population	34,613	136,656	438,578
2027 Population Projection	34,256	139,735	445,506
Annual Growth 2010-2022	-0.2%	0.6%	0.3%
Annual Growth 2022-2027	-0.2%	0.5%	0.3%
Median Age	36.4	38.3	38.5
Bachelor's Degree or Higher	44%	53%	42%
U.S. Armed Forces	64	195	424

Population By Race	2 mile	5 mile	10 mile
White	23,450	105,452	257,081
Black	8,525	21,097	160,299
American Indian/Alaskan Native	161	501	1,337
Asian	1,842	7,321	13,673
Hawaiian & Pacific Islander	12	48	210
Two or More Races	623	2,238	5,979
Hispanic Origin	4,278	13,246	25,323

Housing	2 mile	5 mile	10 mile
Median Home Value	\$253,927	\$307,998	\$258,901
Median Year Built	1980	1986	1976

Households	2 mile	5 mile	10 mile
2010 Households	15,223	52,796	174,396
2022 Households	14,797	56,045	179,278
2027 Household Projection	14,651	57,164	181,976
Annual Growth 2010-2022	0.3%	0.8%	0.4%
Annual Growth 2022-2027	-0.2%	0.4%	0.3%
Owner Occupied Households	7,261	37,199	112,160
Renter Occupied Households	7,390	19,965	69,817
Avg Household Size	2.3	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$446.6M	\$2B	\$5.7B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$91,205	\$112,084	\$93,577
Median Household Income	\$61,239	\$80,926	\$62,845
< \$25,000	2,044	6,772	37,938
\$25,000 - 50,000	3,847	10,134	35,951
\$50,000 - 75,000	2,624	9,798	28,516
\$75,000 - 100,000	1,605	5,562	16,720
\$100,000 - 125,000	1,323	5,455	15,427
\$125,000 - 150,000	939	4,422	11,240
\$150,000 - 200,000	1,118	5,998	14,323
\$200,000+	1,297	7,904	19,162

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