



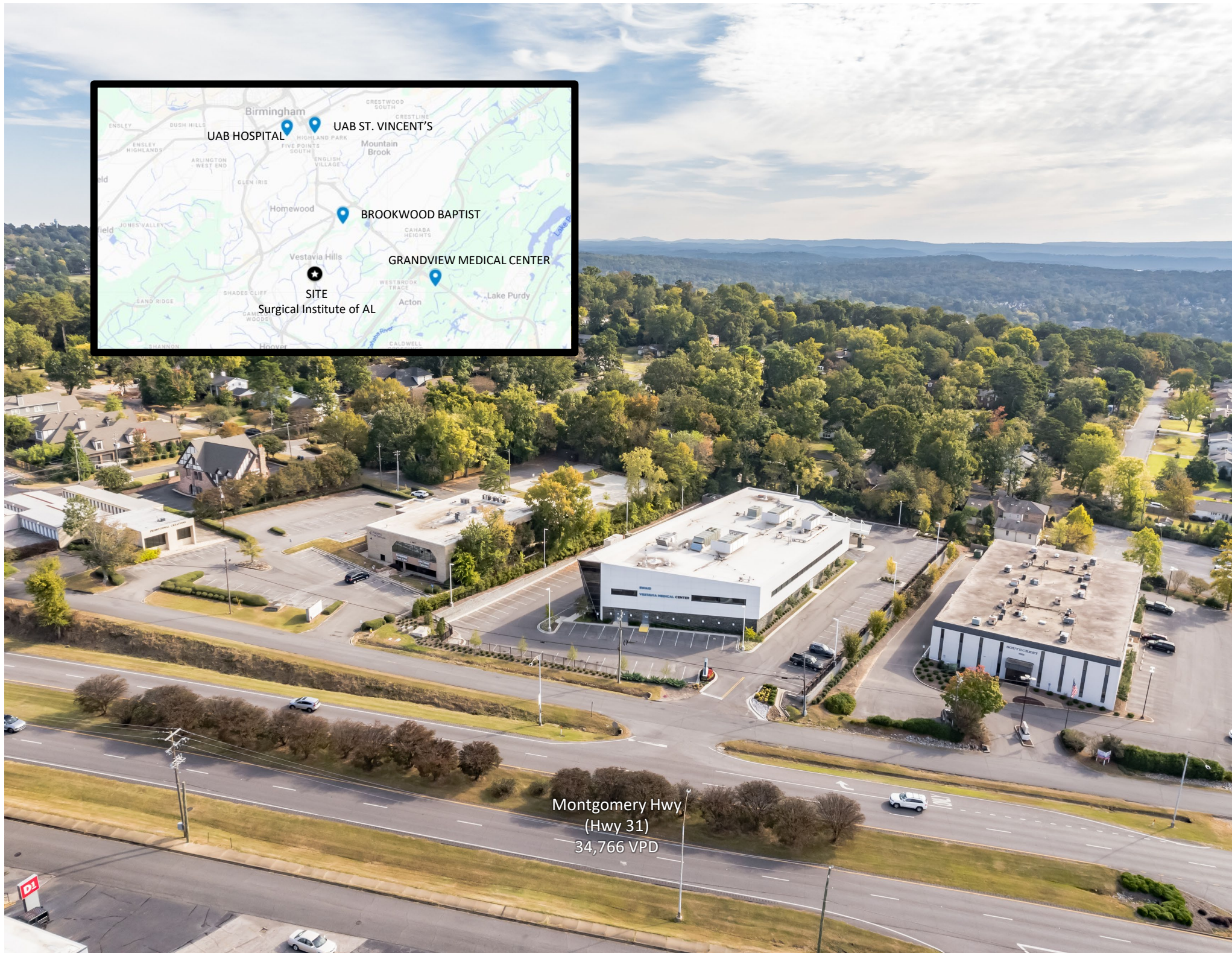
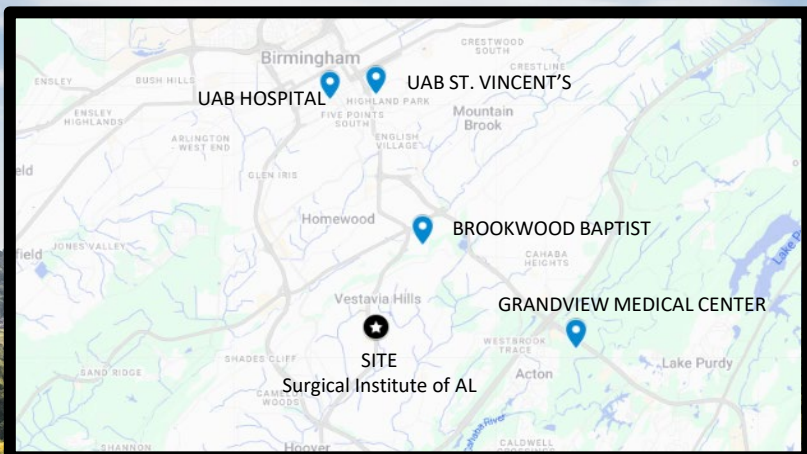
1021 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

FOR LEASE
PREMIUM MEDICAL
SPACE

Join Alabama's leading outpatient surgery center at the Vestavia Medical Center

- **Class A** medical office building with **on-site surgery center**
- Suite is **already built out** as a clinic with high end finishes
- **Valet parking** service included
- **Covered** drop off / pick up area
- Monument signage available
- **Minutes** from UAB, St Vincent's, Grandview, and Brookwood Baptist Hospital
- **34,766 VPD** on Montgomery Highway (Hwy 31)





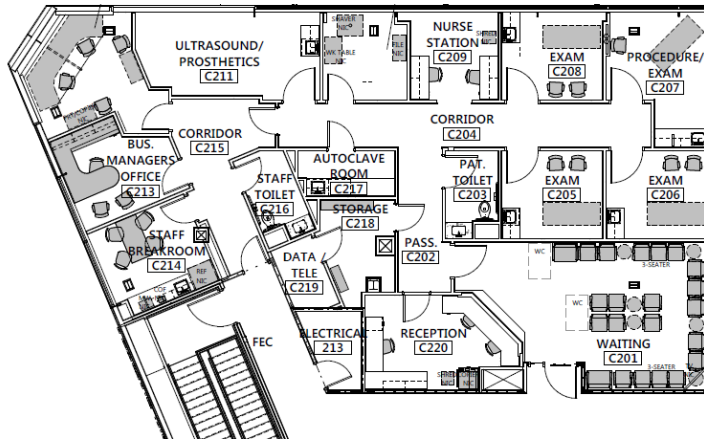
Montgomery Hwy
(Hwy 31)
34,766 VPD

Up to 7,002 RSF Available

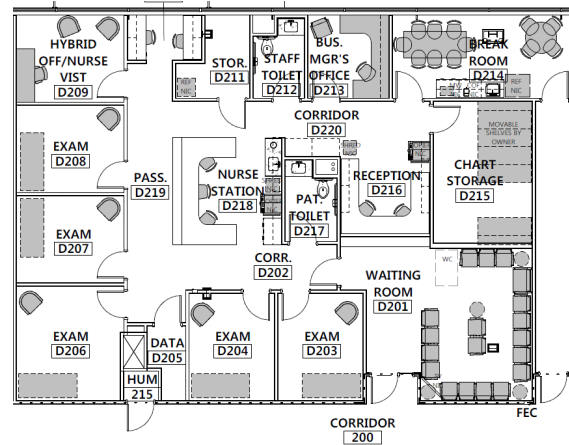
AS BUILT FLOOR PLANS

3 Contiguous Suites Available - Lease One, Two or Combine All Three

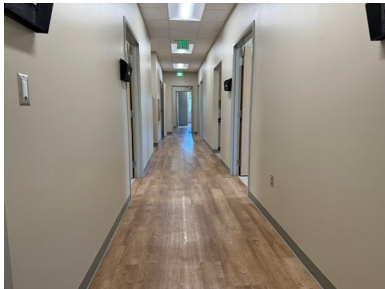
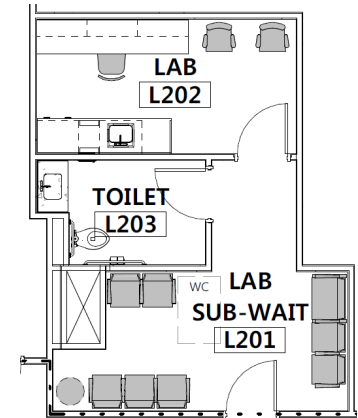
Suite 206 – 3,327 SF



Suite 204 – 3,106 SF

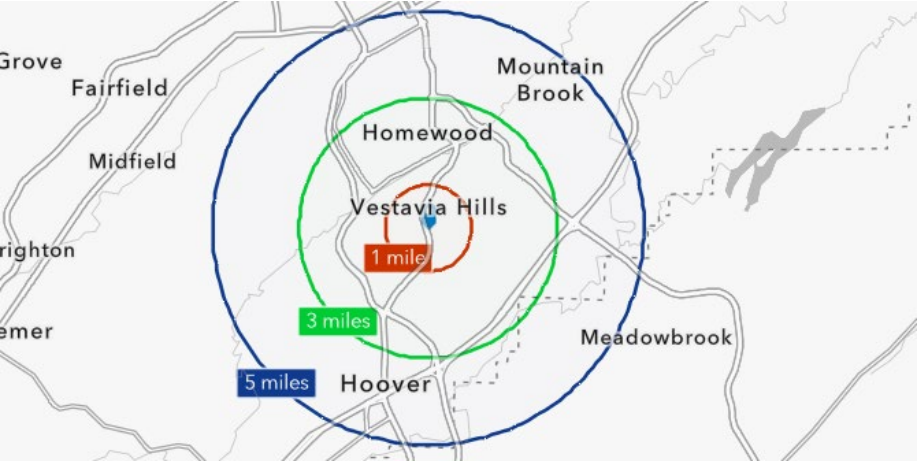
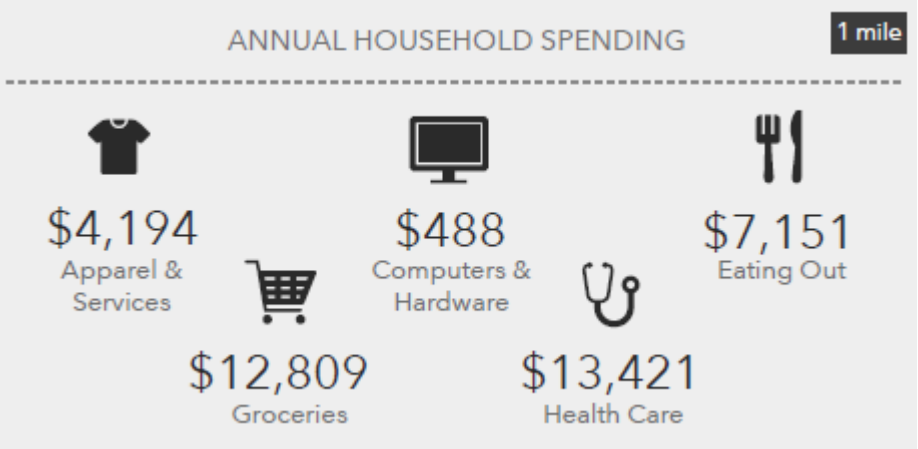


Suite 202 – 569 SF

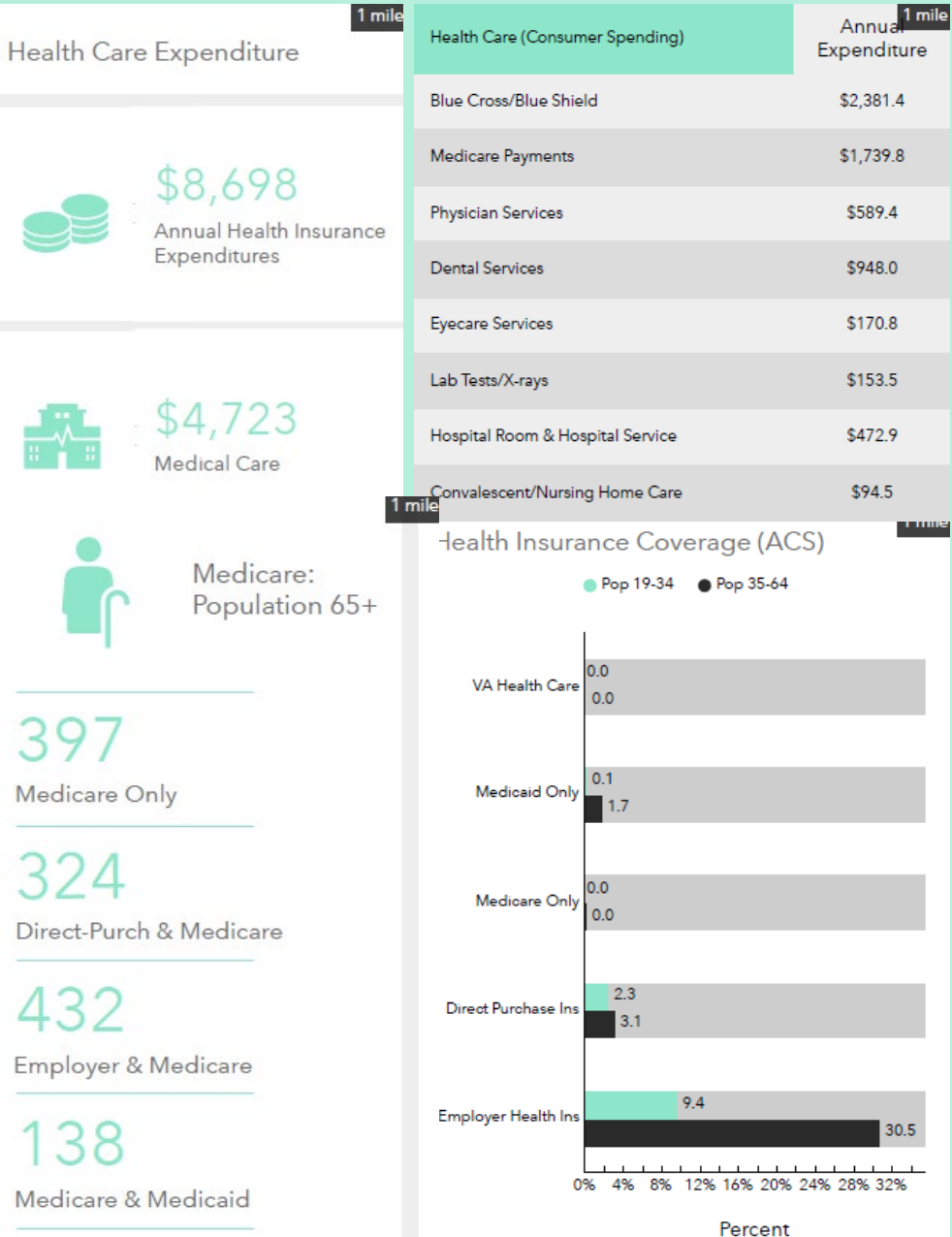


DEMOGRAPHICS AND HEALTH CARE SPENDING

	1 Mile	3 Mile	5 Mile
Population	7,050	68,760	179,594
Housing Units	2,580	26,697	78,167
Average Household Income	\$214,626	\$157,247	\$129,777
Annual Household Health Care Spending	\$8,698	\$6,620	\$5,454



HEALTH CARE AND INSURANCE (1 MILE)





FOR MORE INFORMATION CONTACT:

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