

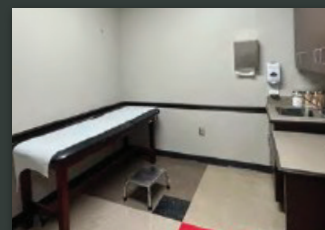
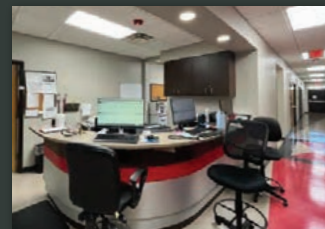
# For Sublease Office/Medical Building

1575 Montgomery Highway | Hoover, AL 35216

Call for Sublease Rate

## ~6,218 Sq Ft

Office Building For Sublease



### Property Highlights

- ±6,218 SF medical/office sublease
- Former urgent care facility
- Excellent Hwy 31 (Montgomery Hwy) frontage
- ±37,863 VPD traffic count
- Situated on 0.94 acres
- 32 on-site parking spaces
- Established medical and retail corridor

### Location



## NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216  
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For Sublease

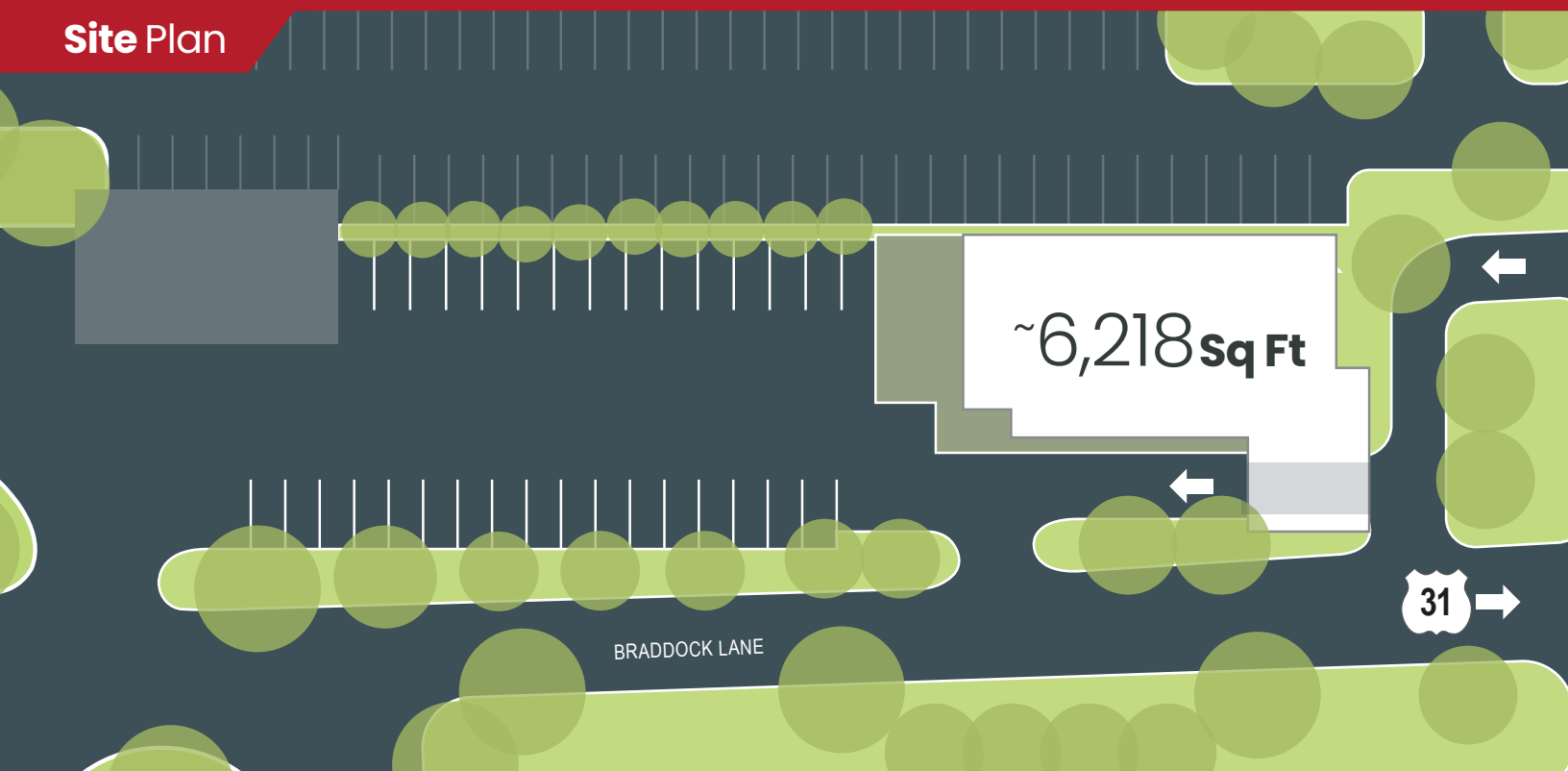
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## Site Plan



## Property Description

±6,218 SF medical/office suite available for sublease at 1575 Montgomery Highway in Hoover, Alabama. Formerly operated as an urgent care facility, this space is ideally suited for medical, healthcare, or professional office users seeking a highly visible and accessible location.

Positioned along Montgomery Highway (Hwy 31) with traffic counts of approximately 37,863 vehicles per day, the property offers outstanding frontage and visibility in one of Hoover's most established commercial corridors. Situated on 0.94 acres, the site provides ample circulation and convenience for patients, staff, and visitors, with 32 dedicated parking spaces available.

The existing layout allows for efficient medical use with reception, exam rooms, offices, and clinical areas already in place — offering potential cost savings and expedited occupancy for healthcare operators.

This is an exceptional opportunity to secure a move-in ready medical space in a high-traffic, high-demand Hoover location.

## Location Description

Located in the heart of Hoover along Montgomery Highway (U.S. Hwy 31), the property benefits from strong daily traffic and immediate accessibility to surrounding residential and commercial neighborhoods. The corridor is home to national retailers, medical users, restaurants, and service providers, making it a highly desirable destination for healthcare practices.

The site offers convenient access to I-459 and surrounding Birmingham metro areas, positioning tenants to serve a broad patient base within one of the region's most affluent and densely populated submarkets.

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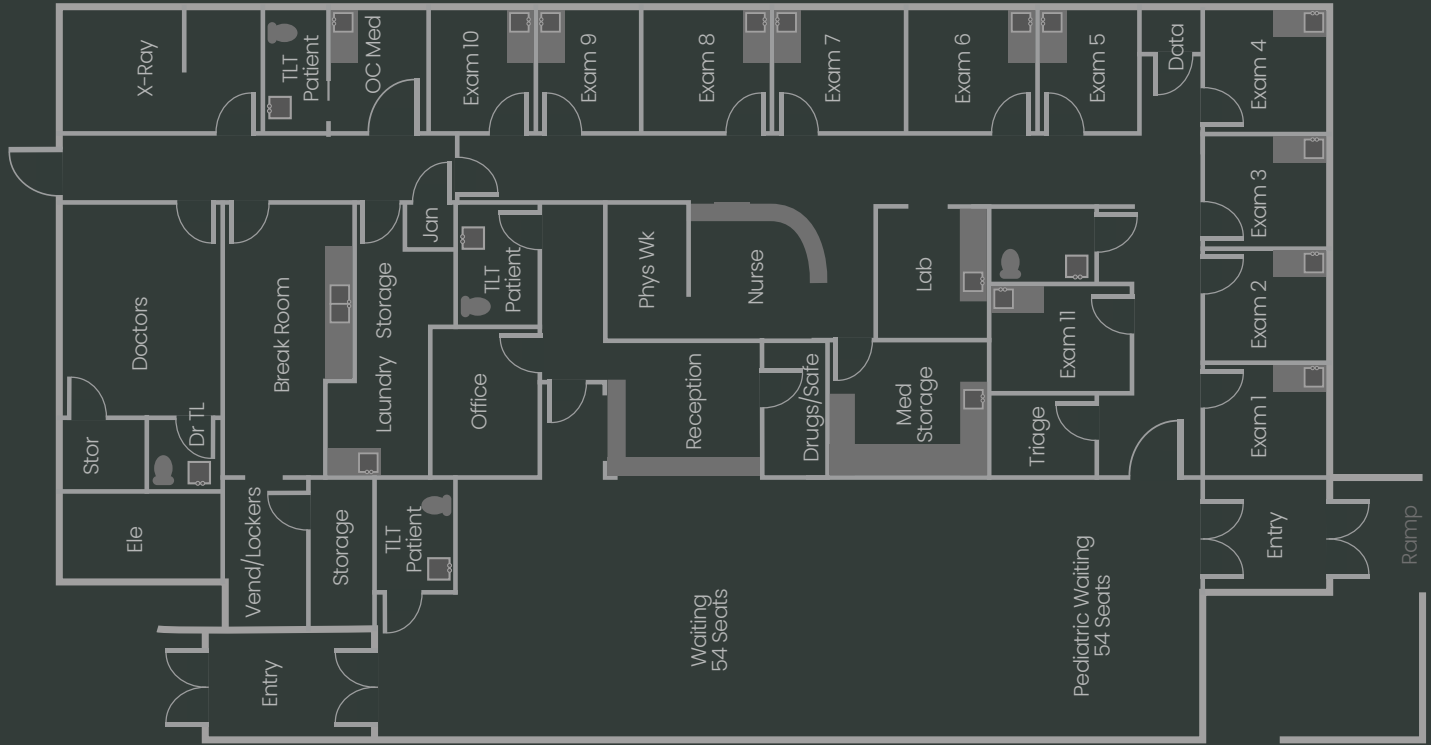
For Sublease

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## Medical/Office Building

~6,218 Sq Ft

### More Information



For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device.

### Area Demographics

	Population	Total Households	Average HH Income
1.0 Miles	7,907	3,393	\$95,861
3.0 Miles	67,512	28,694	\$117,791
5.0 Miles	144,624	58,867	\$129,792

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For Sublease

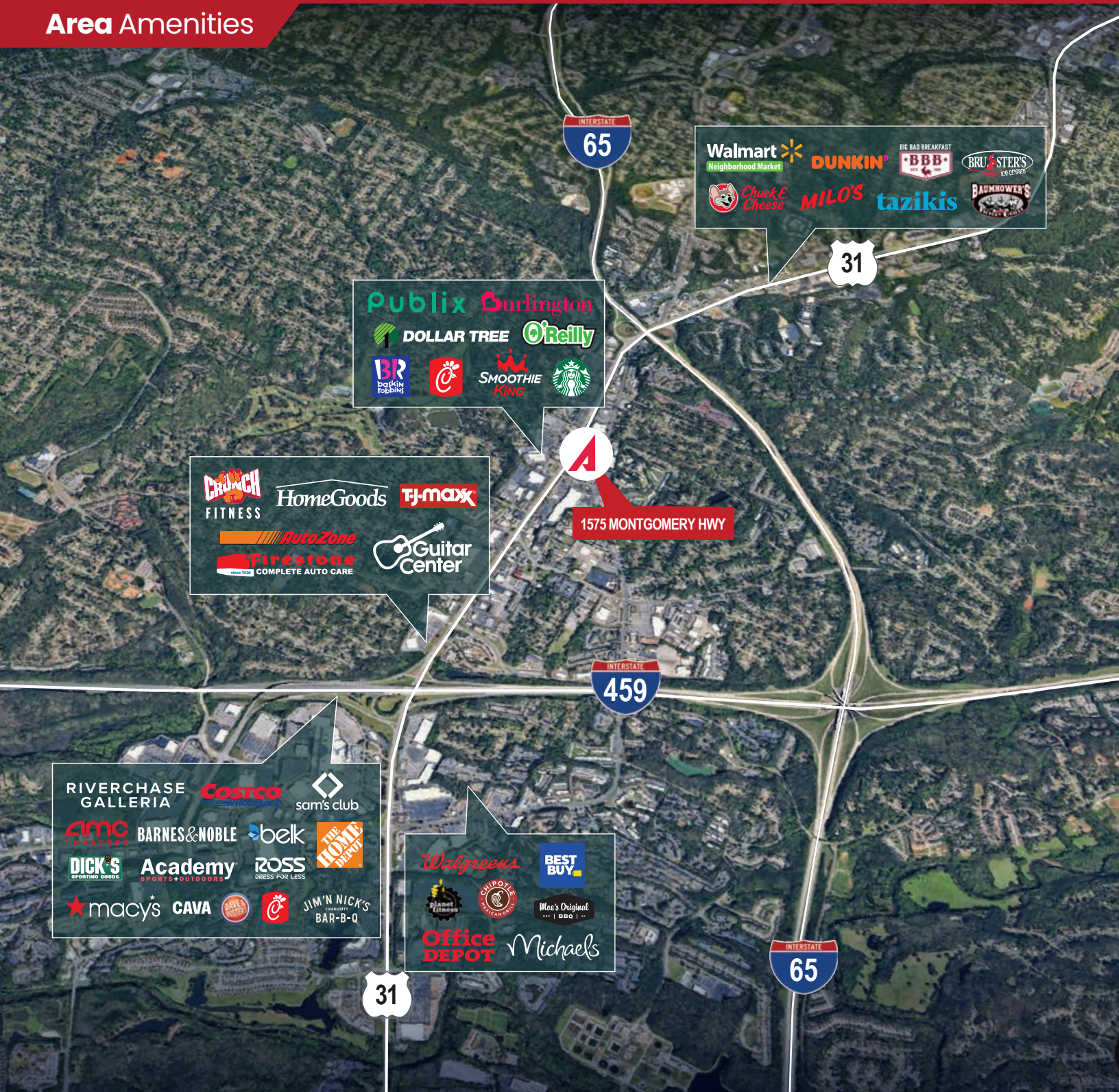
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## Area Amenities



**Walmart** Neighborhood Market  
**DUNKIN'**  
**BBQ** BIG BAD BREAKFAST  
**BRU'STERS** ice cream  
**Chuck E. Cheese**  
**MILO'S**  
**tazikis**  
**BAUMHOWER'S** ice cream

**Publix** **Burlington**  
**DOLLAR TREE** **O'Reilly**  
**BR** bakery robbins  
**Chick-fil-A**  
**SMOOTHIE KING**  
**Starbucks**

**CRUNCH** FITNESS  
**HomeGoods**  
**TJ-maxx**  
**AutoZone**  
**Firestone** COMPLETE AUTO CARE  
**Guitar Center**

**RIVERCHASE GALLERIA**  
**Costco**  
**sam's club**  
**AMC THEATERS**  
**BARNES & NOBLE**  
**belk**  
**THE HOME DEPOT**  
**DICK'S** SPORTING GOODS  
**Academy** SPORTS+OUTDOORS  
**ROSS** DRESS FOR LESS  
**macys**  
**CAVA**  
**SAVE MART**  
**Chick-fil-A**  
**JIM N NICK'S** BAR-B-Q

**Walgreens**  
**BEST BUY**  
**Planet Fitness**  
**CHIPOTLE** MEXICAN  
**Moe's Original** BBQ  
**Office DEPOT**  
**Michaels**

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