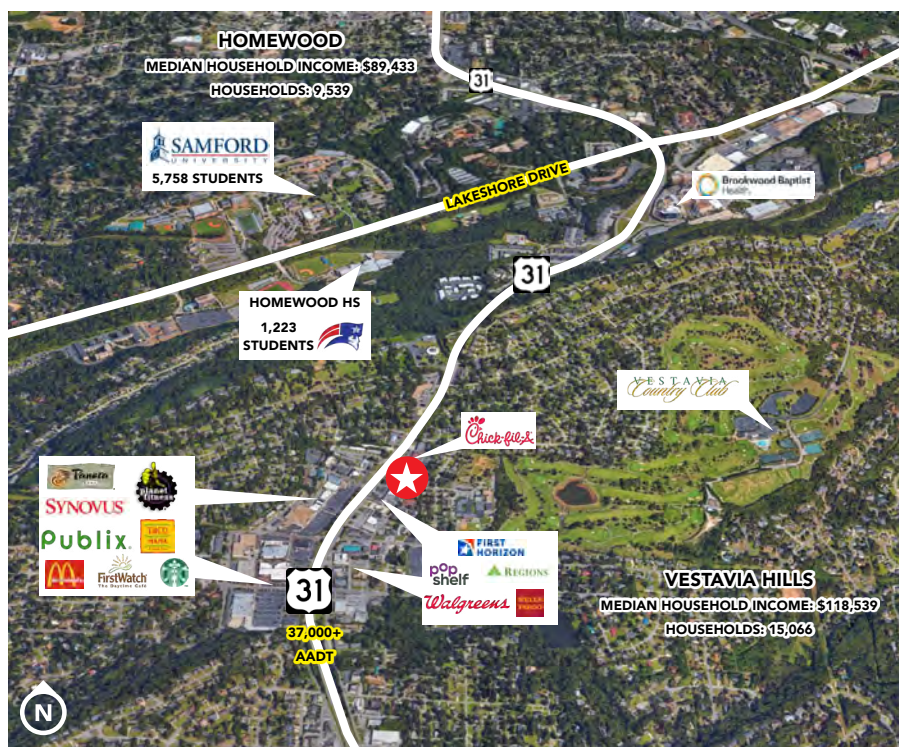




FORMER MEDICAL SPACE FOR LEASE

521 Montgomery Hwy (Hwy 31) Vestavia Hills, AL 35216

Medical Space For Lease in Prominent Vestavia Hills Center along Hwy 31



ASKING RATE:
Call For Pricing

TOTAL SIZE:
±18,250 SF Center

AVAILABILITY:
Suite 125: ±5,558 SF
Can Be Subdivided

TI AVAILABLE:
Tenant Improvement Allowances Available

LOCATION:
Excellent access to major interstates via Hwy 31 and Lakeshore Drive Directly adjacent to Chick-Fil-A and Regions Bank



NORMAN TYNES
ntynes@harbertrealty.com | 205.458.8105

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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SUITE 125
±5,558 SF
CAN BE SUBDIVIDED



HARBERT
REALTY SERVICES

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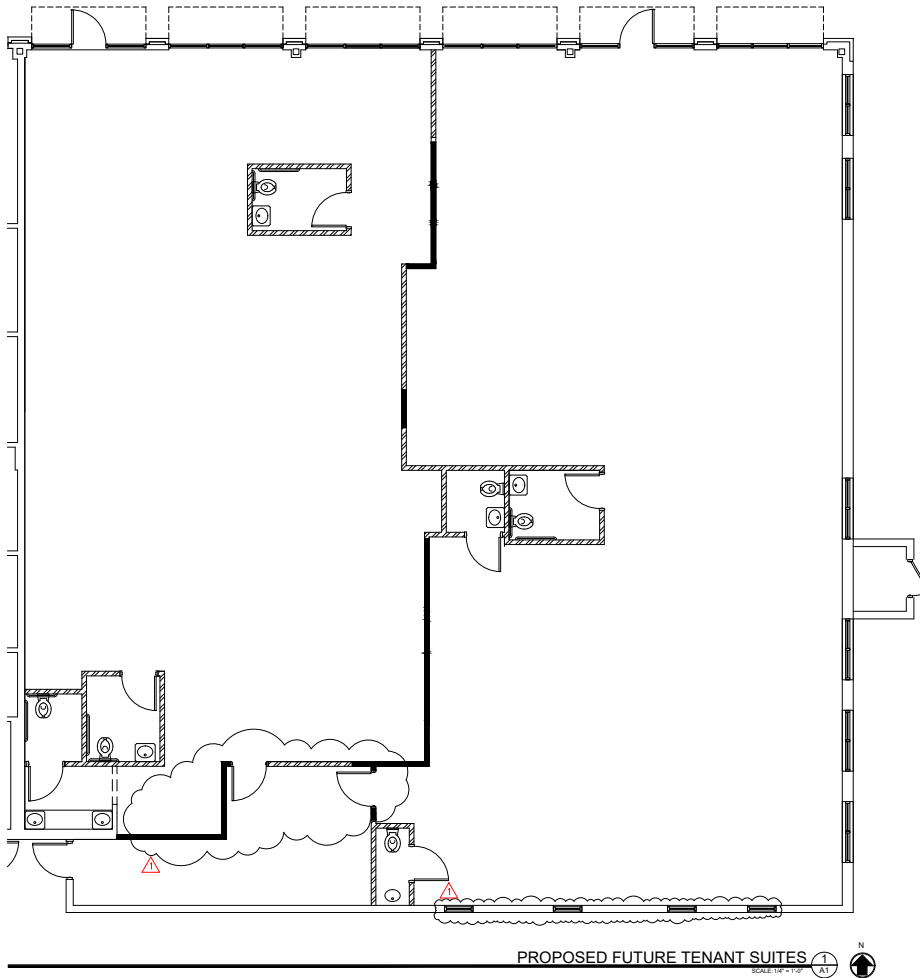
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SUITE 125
±5,558 SF
CAN BE SUBDIVIDED



LEGEND	
	NEW WALL
	EXISTING WALL



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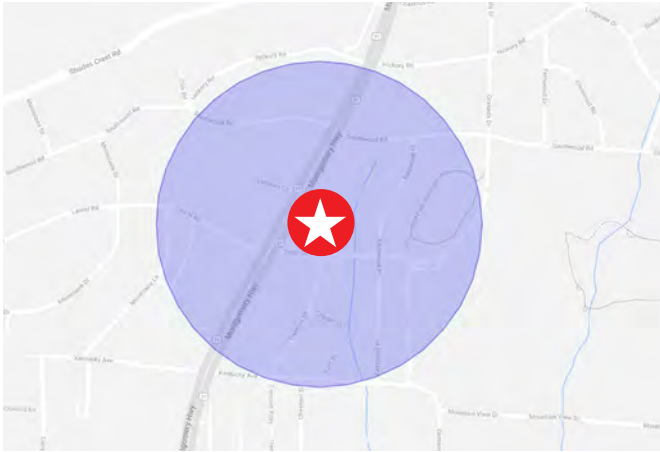
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Medical Space For Lease in
Prominent Vestavia Hills
Center along Hwy 31

LOCATED IN ONE OF VESTAVIA'S MOST ACTIVE RETAIL CORRIDORS



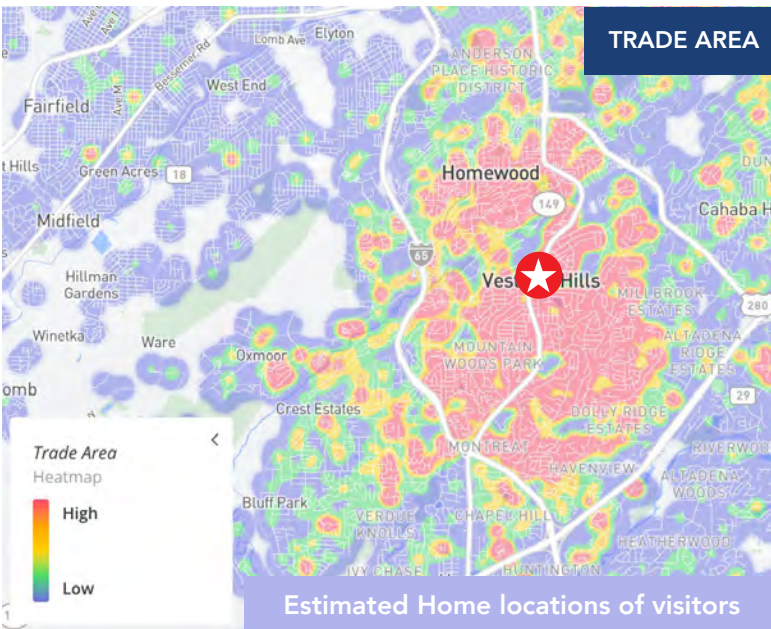
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.3M
Visitors	312.5K
Visit Frequency	4.04x
Avg Dwell Time	55 minutes
Traffic Counts	37,200+ AADT On Hwy 31

1.3M
VISITS

\$222K+
AVG HH INCOME
WITHIN 1 MILE

312.5K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,652	67,244	182,340

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	2,564	26,886	80,232

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$222,362	\$177,621	\$141,475



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