

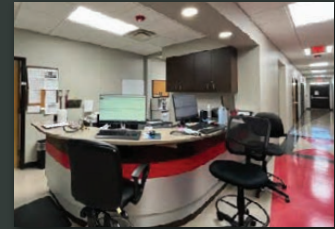
For Sublease Office/Medical Building

Call for Sublease Rate

1575 Montgomery Highway | Hoover, AL 35216

~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
www.chasecommercial.com

Giuliana Russo-Skinner
russog@chasecommercial.com
C 205 721-0077

Vanessa Morris
morrisv@chasecommercial.com
C 205 447-1728

For Sublease

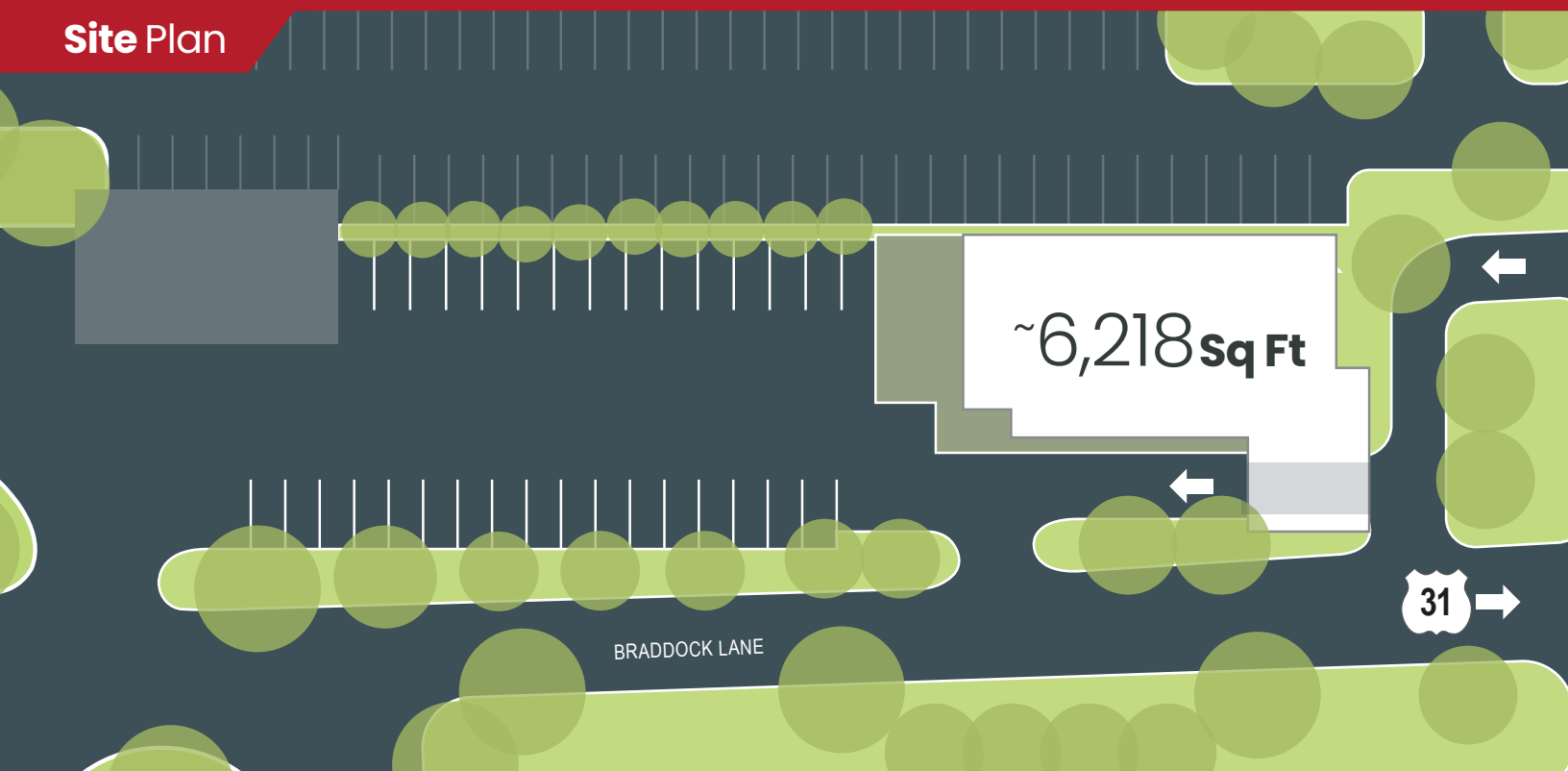
Office/Medical Building For Sublease

1575 Montgomery Highway | Hoover, AL 35216

~6,218 Sq Ft

Call for Rate

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.

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216
www.chasecommercial.com



INDIVIDUAL MEMBERSHIPS

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE PROPERTY OR HAZARDS CONTAINED THEREIN.

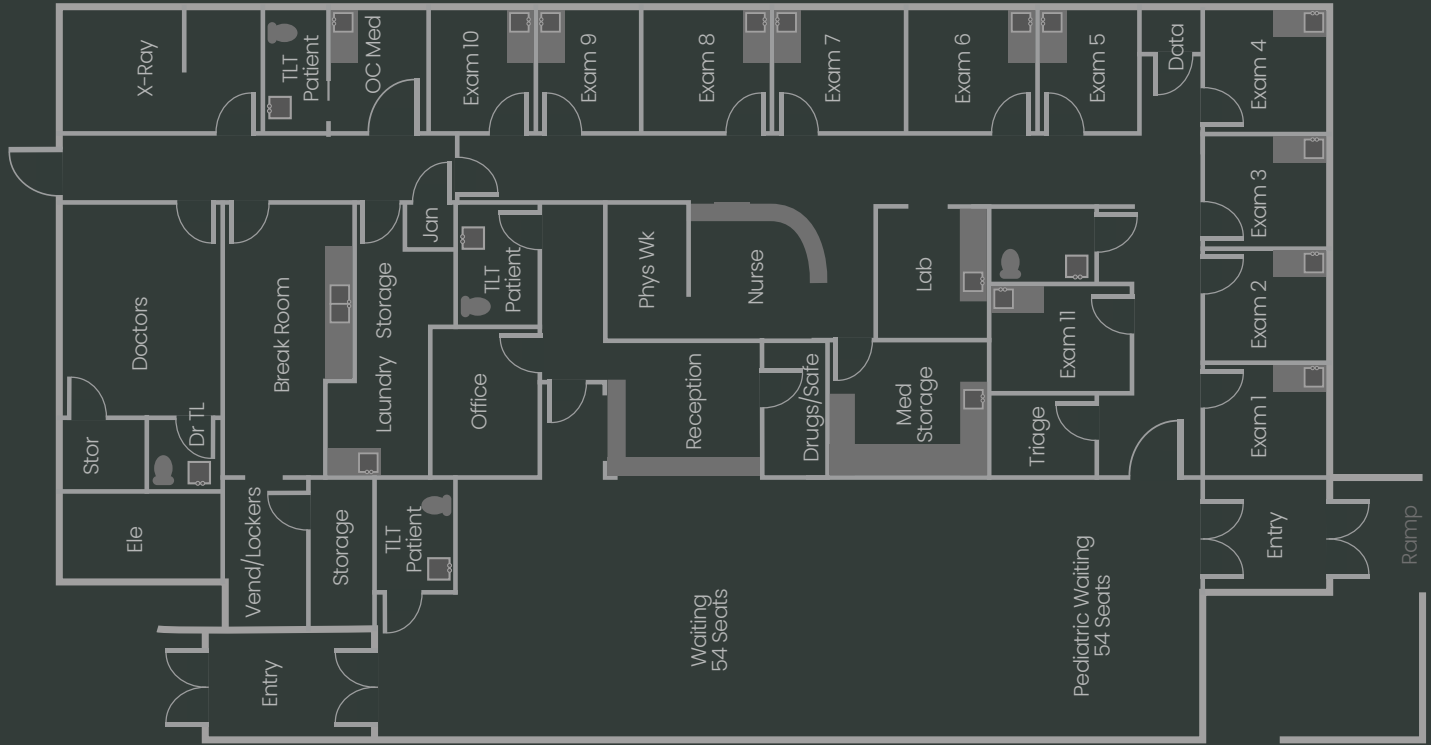
For Sublease

Office/Medical Building For Sublease

1575 Montgomery Highway | Hoover, AL 35216

~6,218 Sq Ft

Call for Rate



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 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

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216
www.chasecommercial.com



INDIVIDUAL MEMBERSHIPS

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE PROPERTY OR HAZARDS CONTAINED THEREIN.

For Sublease

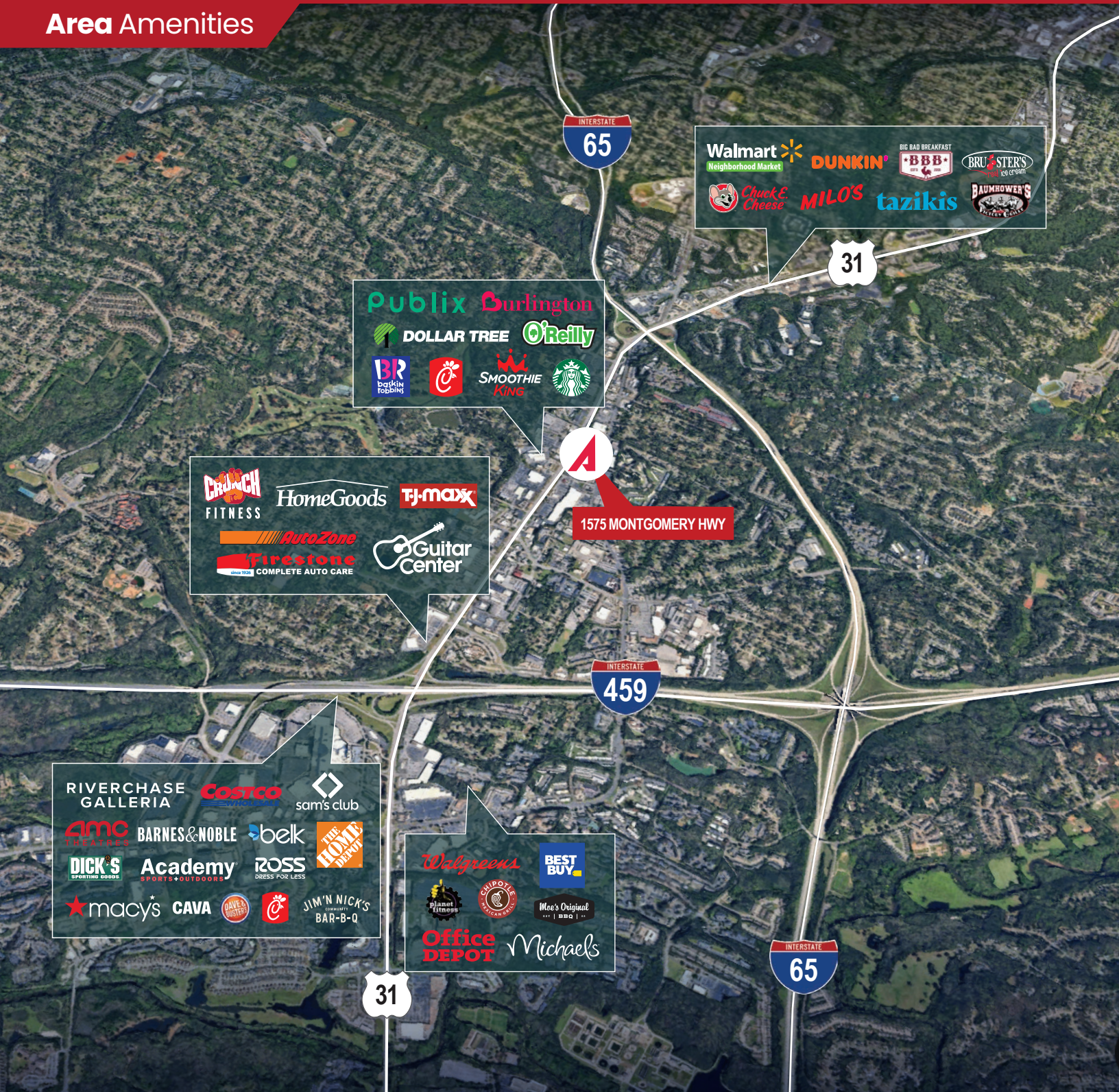
Office/Medical Building For Sublease

~6,218 Sq Ft

1575 Montgomery Highway | Hoover, AL 35216

Call for Rate

Area Amenities



NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216
www.chasecommercial.com



INDIVIDUAL MEMBERSHIPS

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE PROPERTY OR HAZARDS CONTAINED THEREIN.