

FOR SUBLEASE

MEDICAL SPACE AVAILABLE

7067 Veterans Pkwy | Pell City, AL 35125



AVAILABILITY

Suite 240 ±3,021SF (\$31/SF NNN)

PROPERTY DETAILS

- Fully built-out ophthalmology clinic located within the UAB St. Vincent's Medical Campus
- Modern finishes and efficient, spacious floor plan
- Prime location with exceptional visibility from I-20
- Exposure to approximately 57,000 vehicles per day (AADT)



OFFICE



WAITING ROOM



BREAK ROOM



CLINICAL ROOM



RECEPTION DESK

CASEY HOWARD

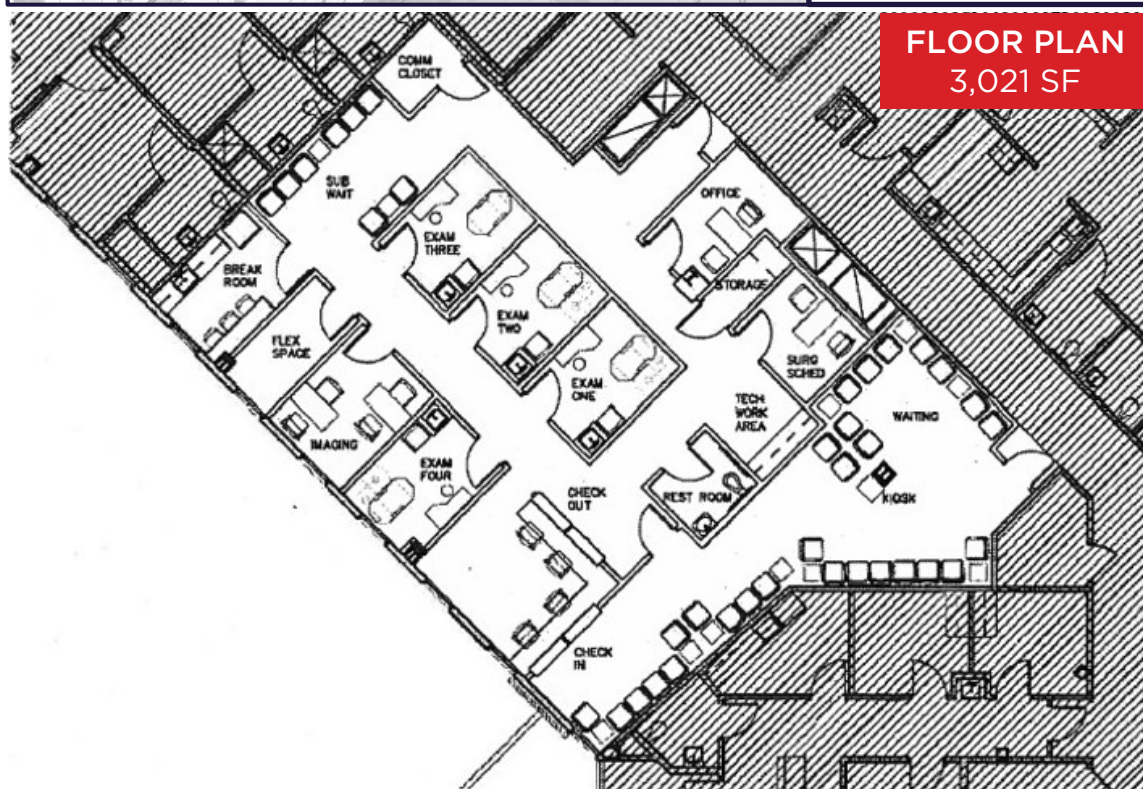
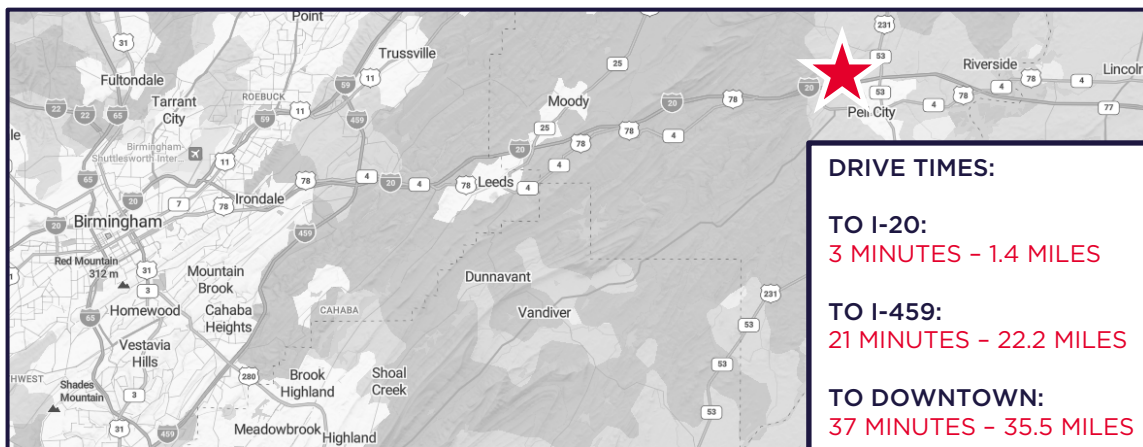
Executive Managing Director | Retail

+1 205 202 0814

choward@egsinc.com



PROPERTY DETAILS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,256	9,958	18,001
TOTAL EMPLOYEES	1,679	6,756	8,624
AVG HH INCOME	\$90,877	\$85,703	\$90,772
# OF HOUSEHOLDS	893	3,950	7,109



UAB St. Vincent's St. Clair is a 40-bed acute care hospital in Pell City, Alabama, serving St. Clair County since 1970. Part of the UAB Medicine system, it provides 24/7 emergency care,

robotic-assisted surgery, cancer treatment, and specialized services in orthopedics, cardiology, and maternity care. The hospital is recognized for strong patient satisfaction and excellence in procedures such as pacemaker implantation, hip fracture treatment, and spinal fusion surgery.