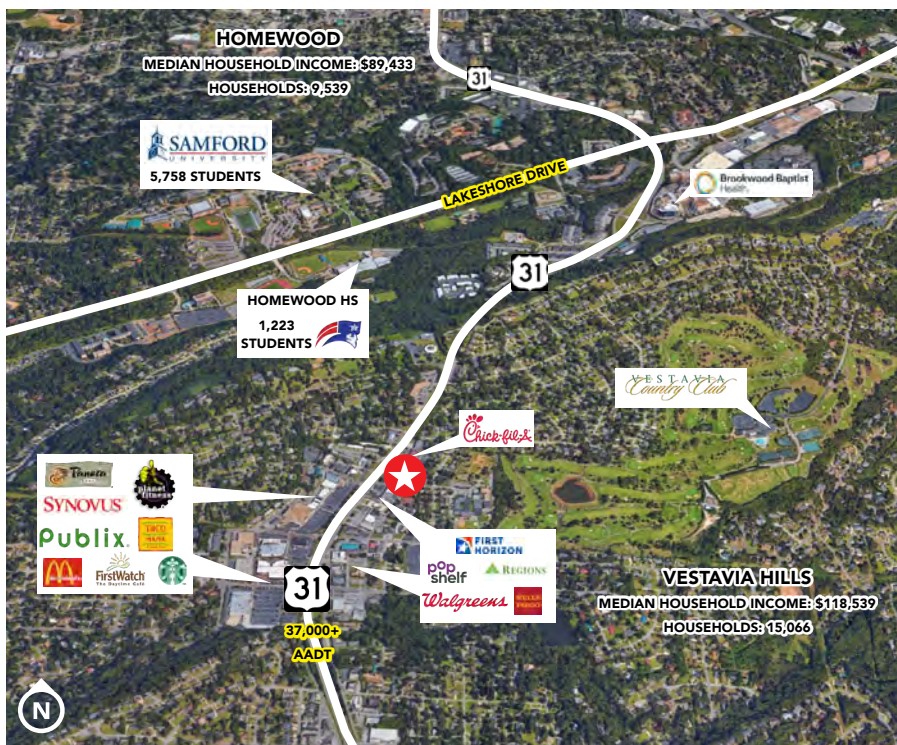




FORMER MEDICAL SPACE FOR LEASE

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
Suite 117: ±2,507 SF

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

LACEY SCOTT
lscott@harbertrealty.com | 205.401.1130

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

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SUITE 125
±5,558 SF
CAN BE SUBDIVIDED



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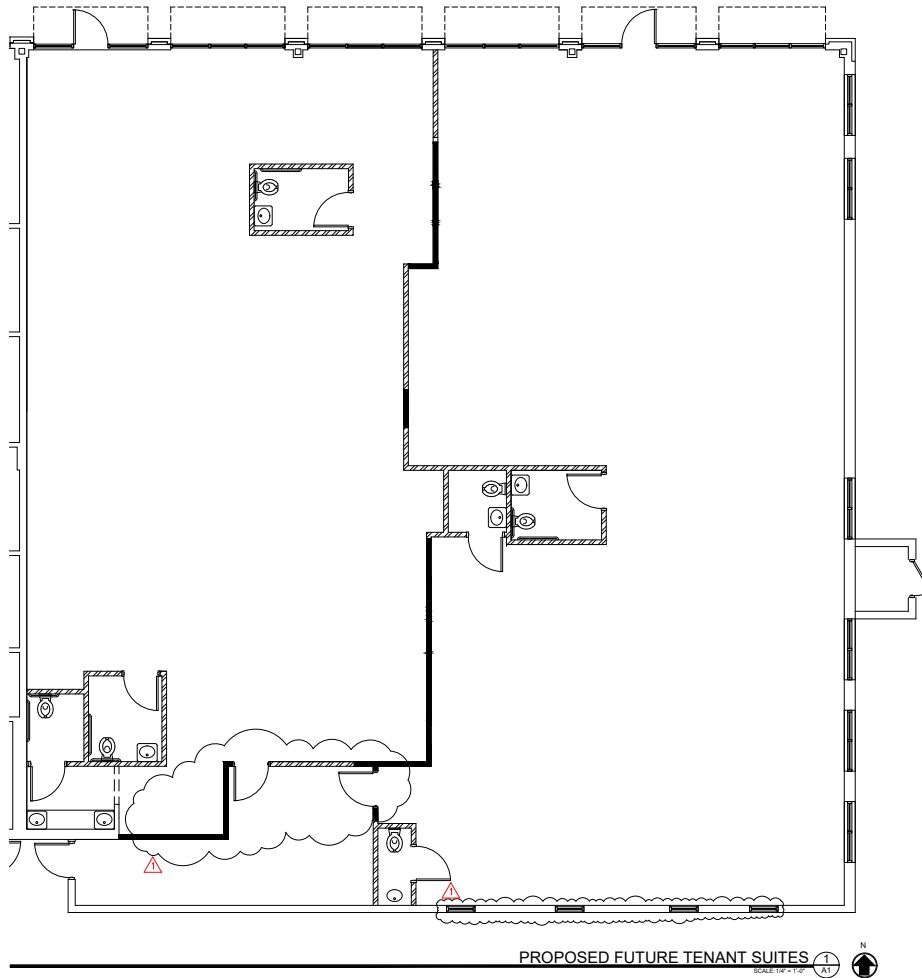
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±5,558 SF
CAN BE SUBDIVIDED



LEGEND	
	NEW WALL
	EXISTING WALL



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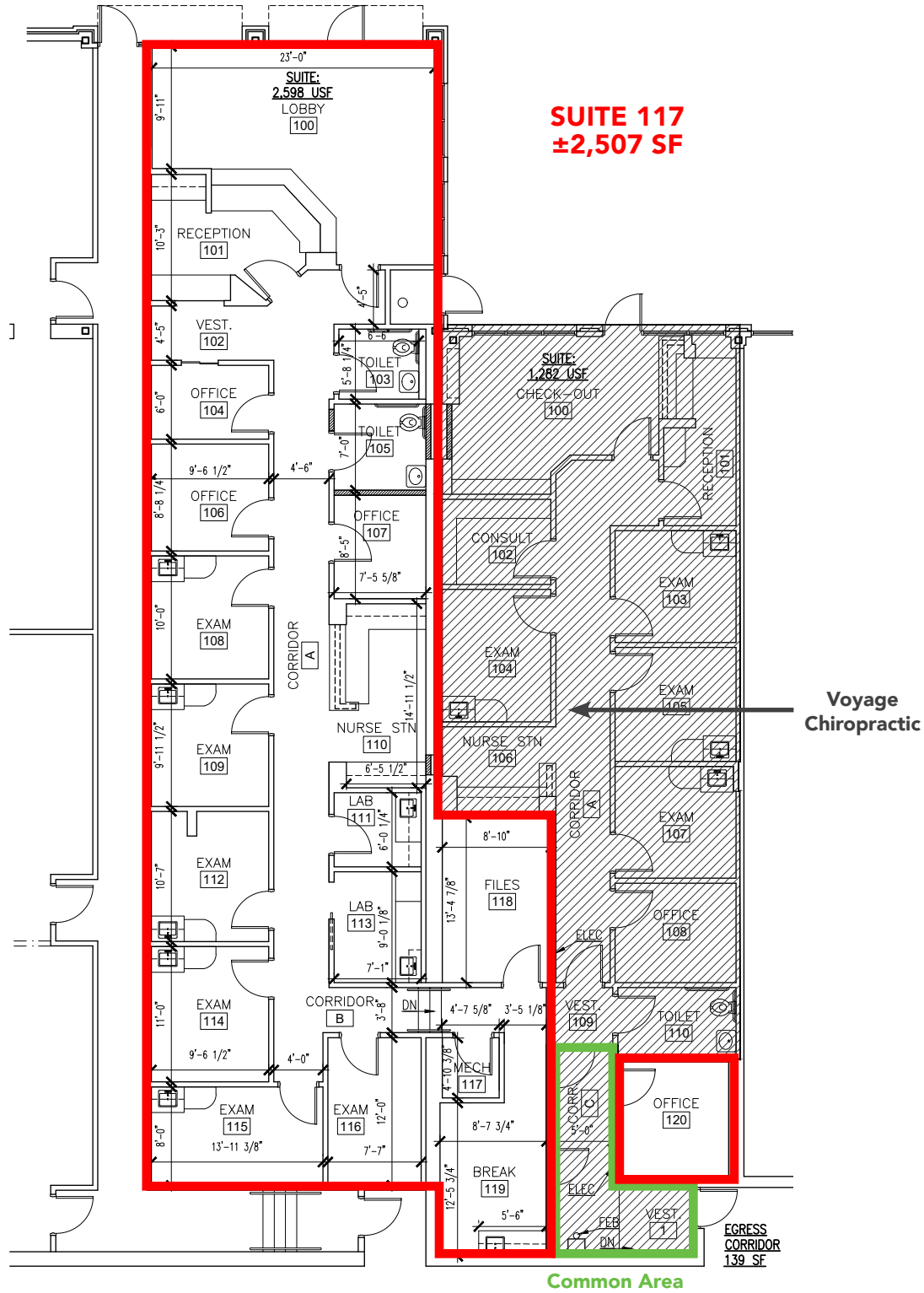
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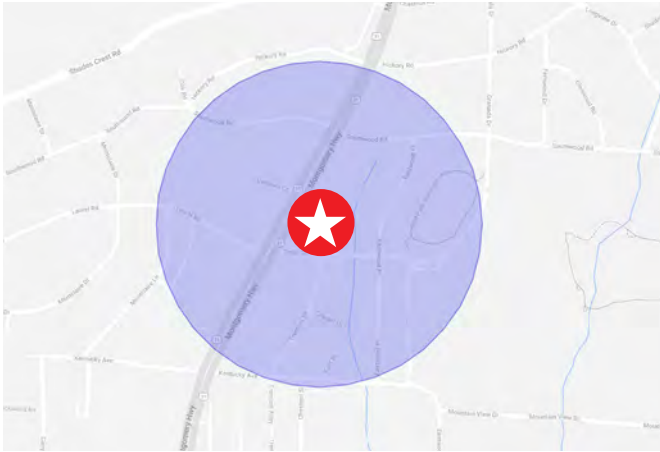
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LOCATED IN ONE OF VESTAVIA'S MOST ACTIVE RETAIL CORRIDORS



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

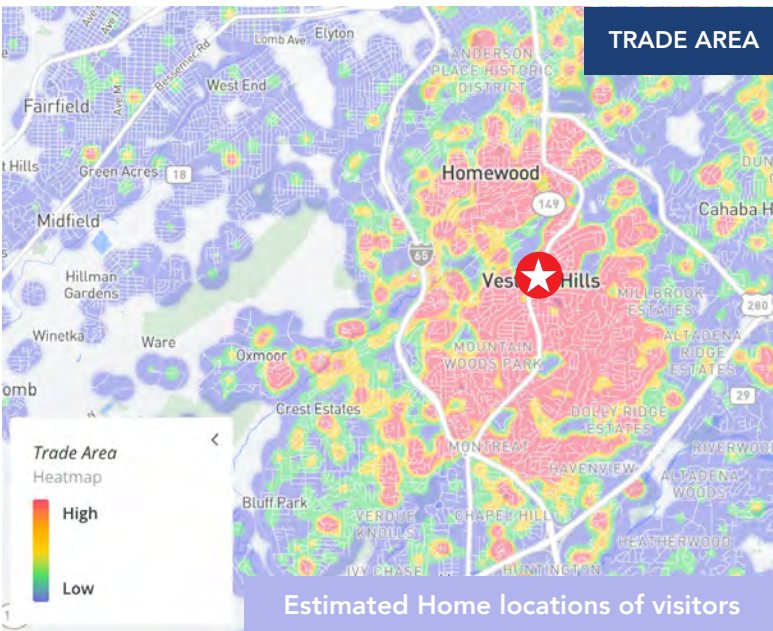
VISITS

\$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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