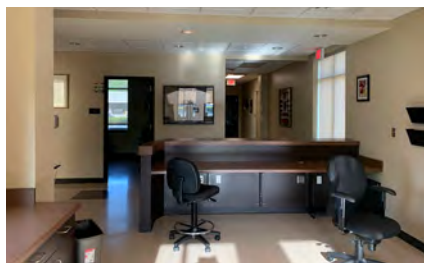




SINGLE TENANT MEDICAL/OFFICE SPACE FOR LEASE

104 Chelsea Point Dr, Chelsea, AL 35147

Medical/Office Building For Lease with Prime Visibility Along Hwy 280



ASKING RATE:
\$40/SF NNN



AVAILABLE SPACE:
5,800 SF
1.37 Acre lot
(Available 9/15/22)



LOCATION:
Signalized intersection on Hwy 280 with pylon signage across Hwy 280 from Walmart Super Center and nearby retailers include Regions Bank, Wendy's, Marc-1 Car Wash, Sonic, and more

YEAR
2015

YEAR BUILT:
2015



HARBERT
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

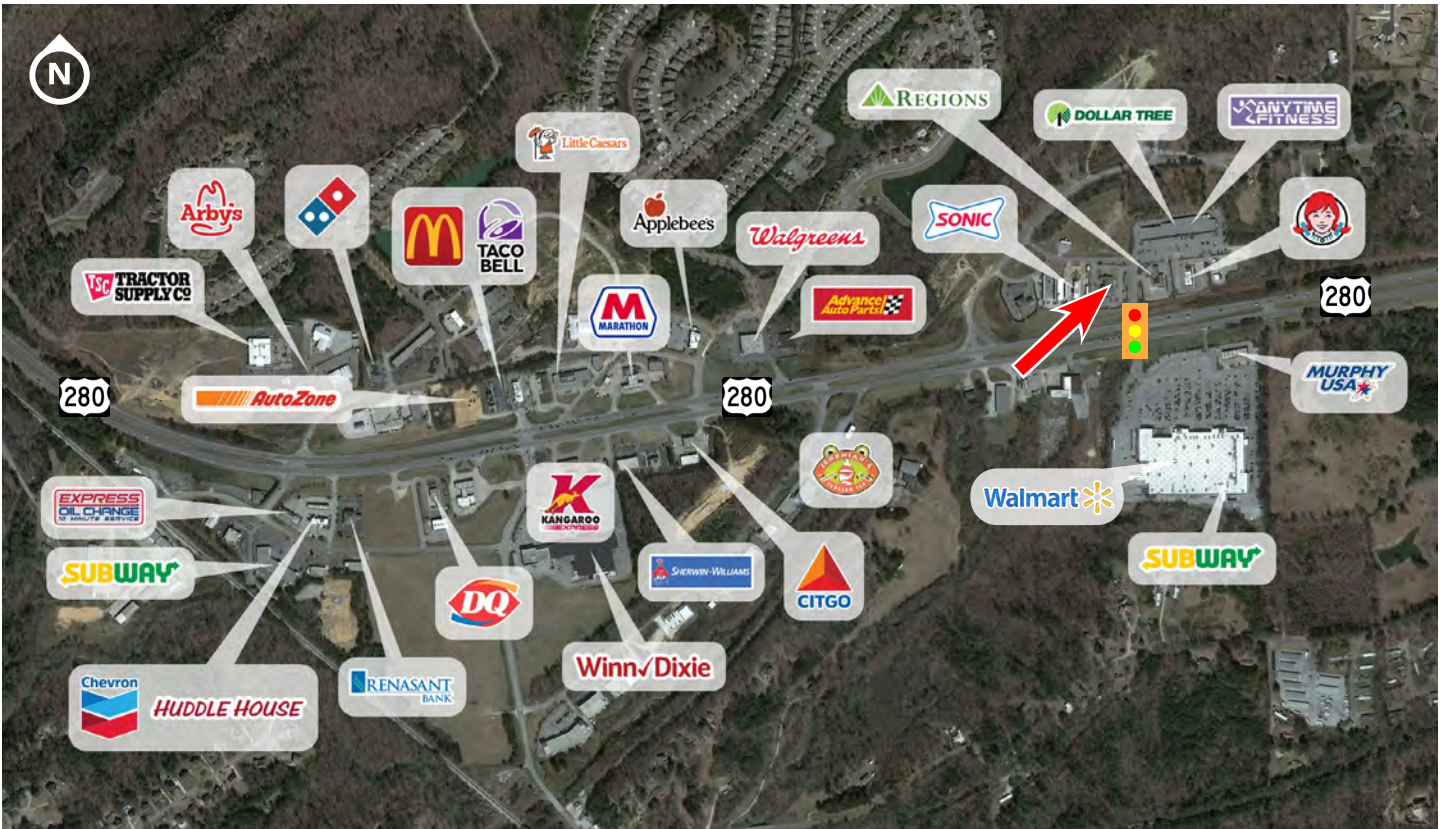
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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.

SINGLE TENANT MEDICAL/OFFICE SPACE FOR LEASE

104 Chelsea Point Dr, Chelsea, AL 35147

Medical/Office Building For Lease with Prime Visibility Along Hwy 280



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	2,112	11,170	30,107
DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	1,739	2,756	8,035
INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$84,211	\$105,780	\$125,076



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