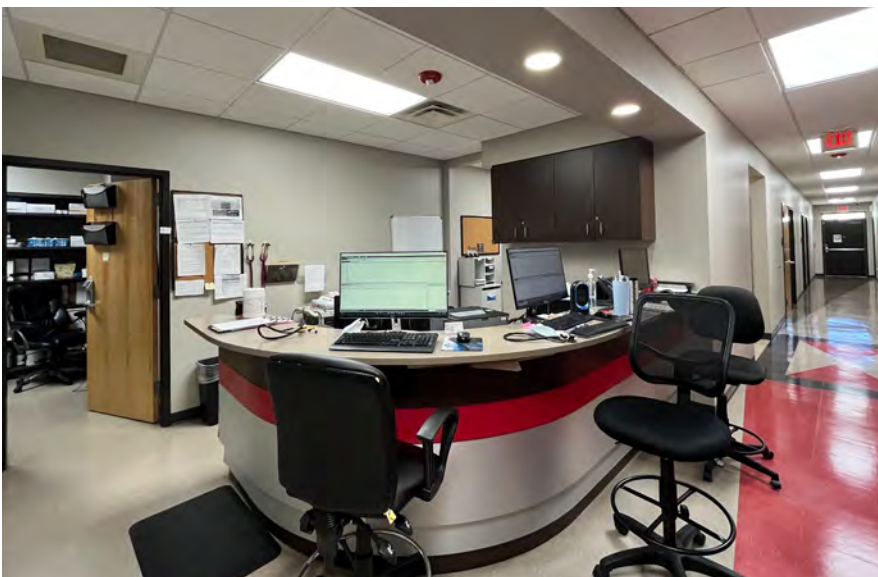




MEDICAL OFFICE SUBLEASE OPPORTUNITY

1575 Montgomery Hwy (US 31), Hoover, AL 35216

Ideally located medical office sublease in the heart of Hoover



SUBLEASE RATE:
Call For Pricing



TERM:
13yrs left on lease term with
(2) 5yr renewal options



AVAILABLE SPACE:
Building: ±6,218 SF

Lot Size: 0.81 Acres



TRAFFIC/PARKING:
37,863 AADT on US 31
17,684 AADT on Lorna Road

32 Parking Spaces



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REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

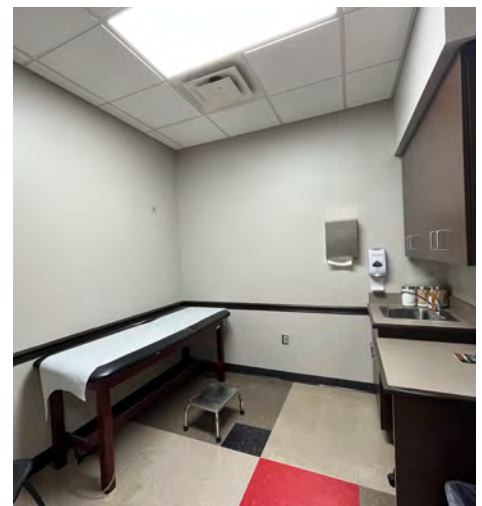
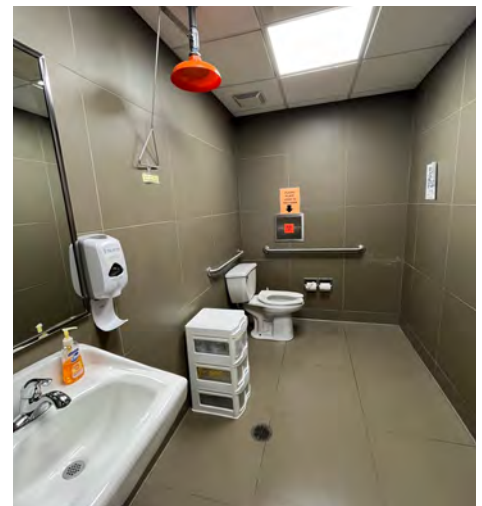
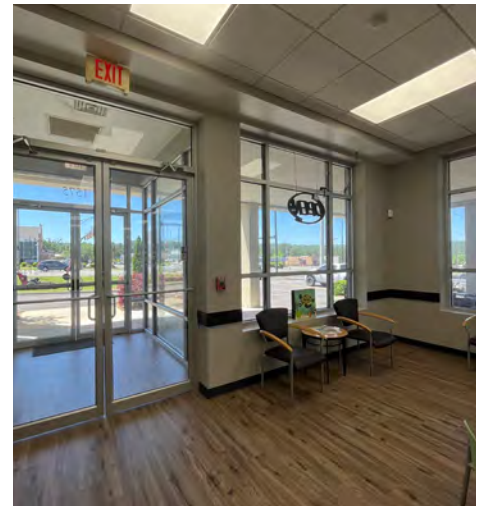
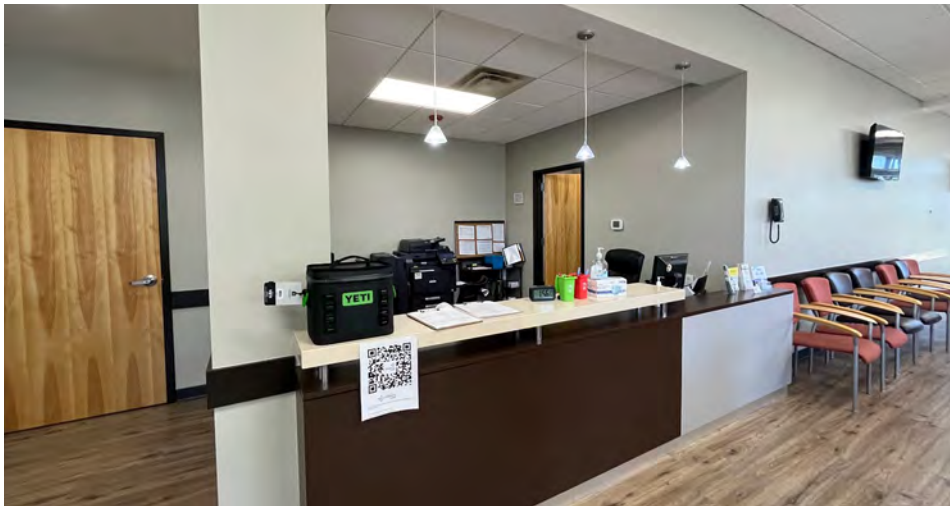
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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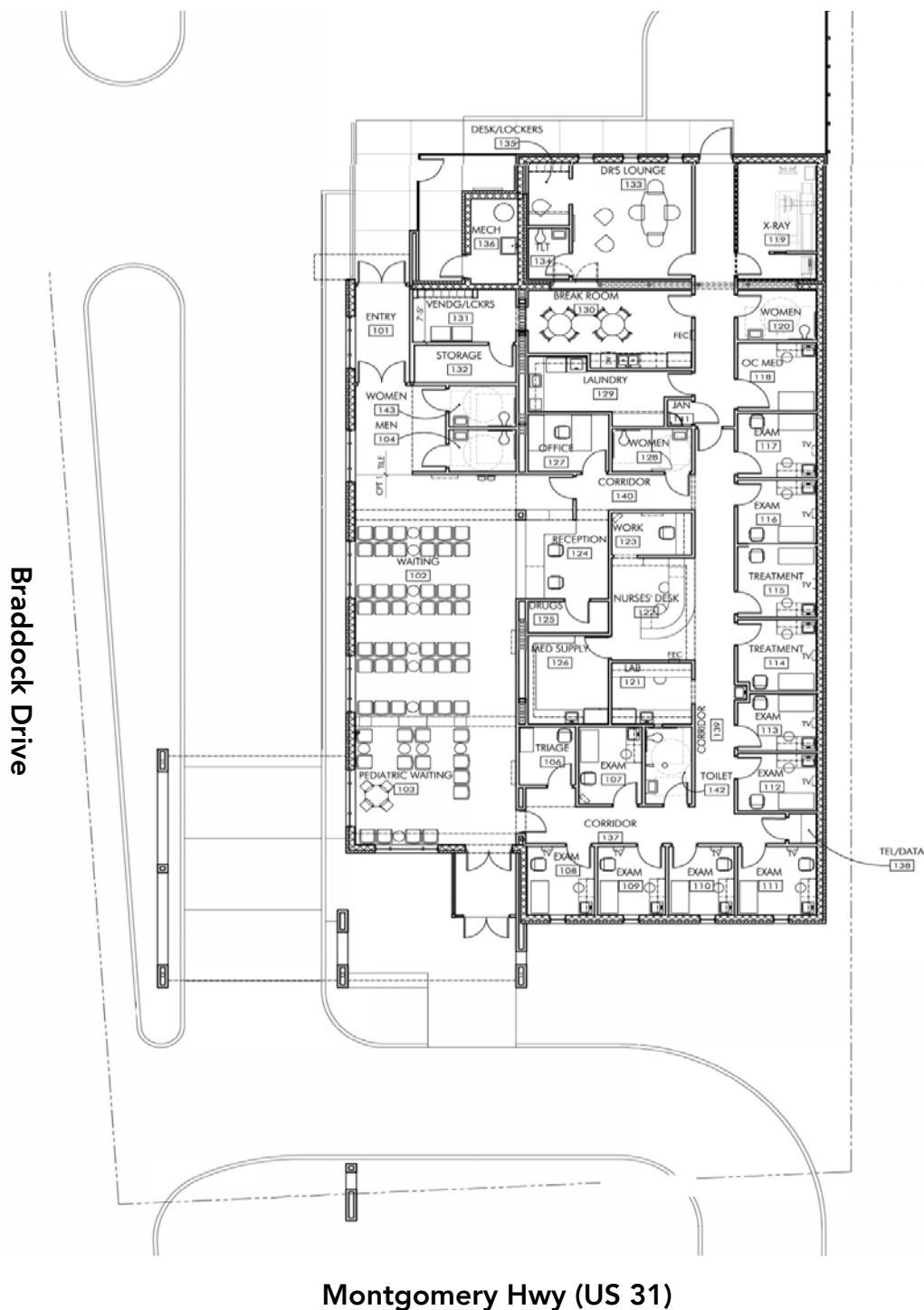
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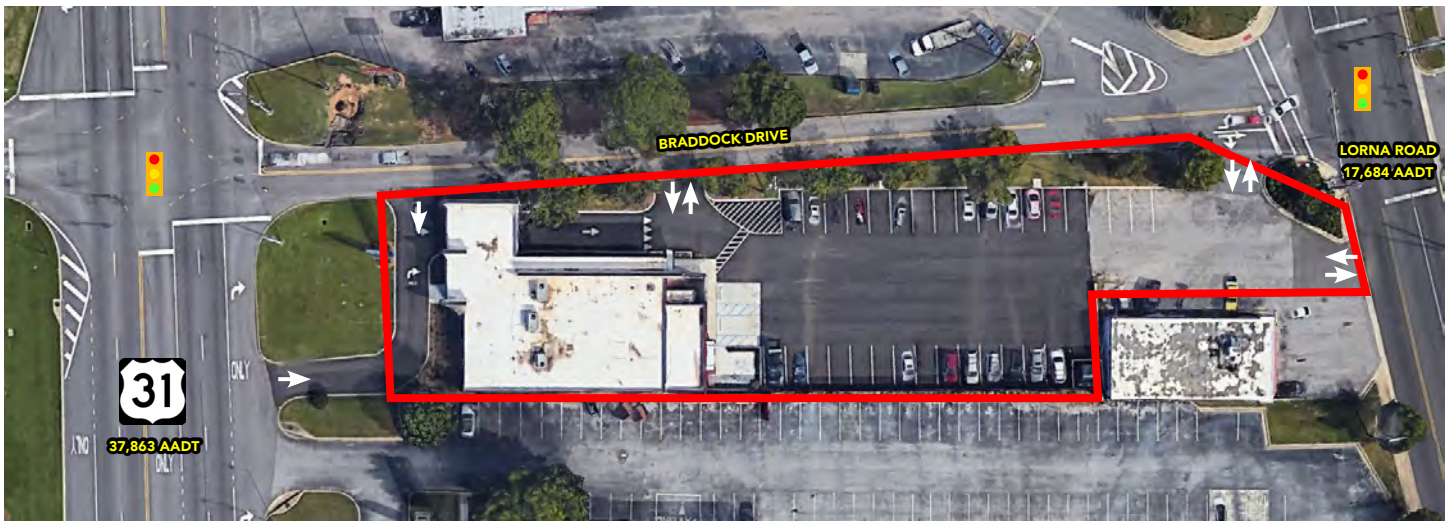
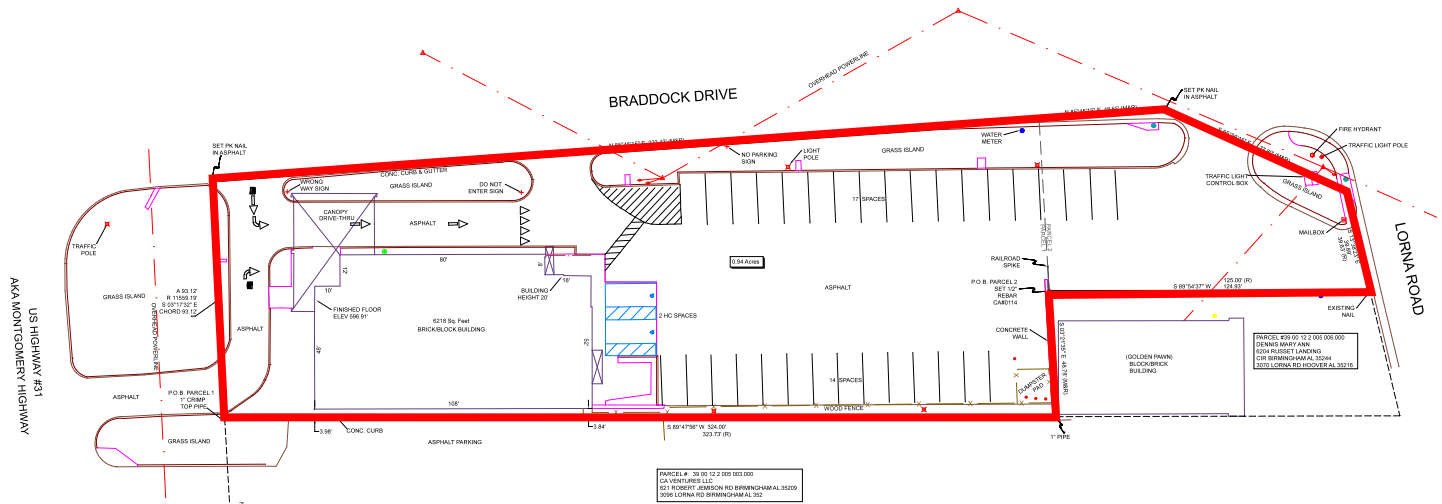
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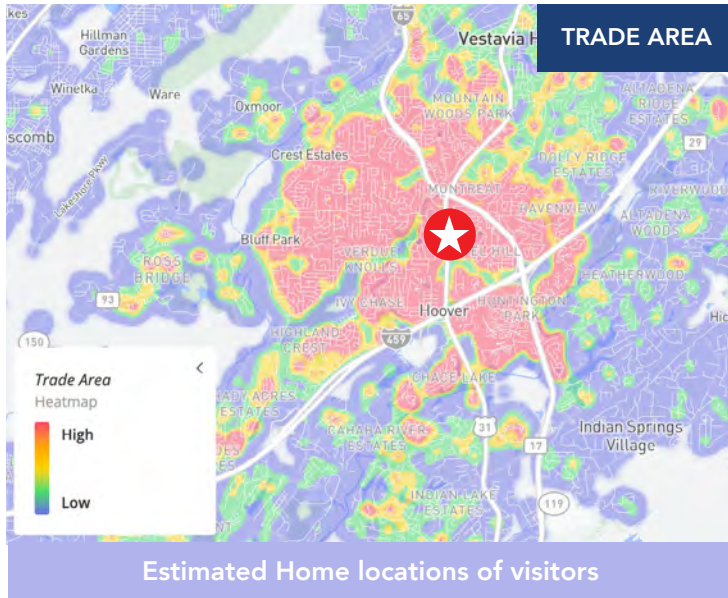
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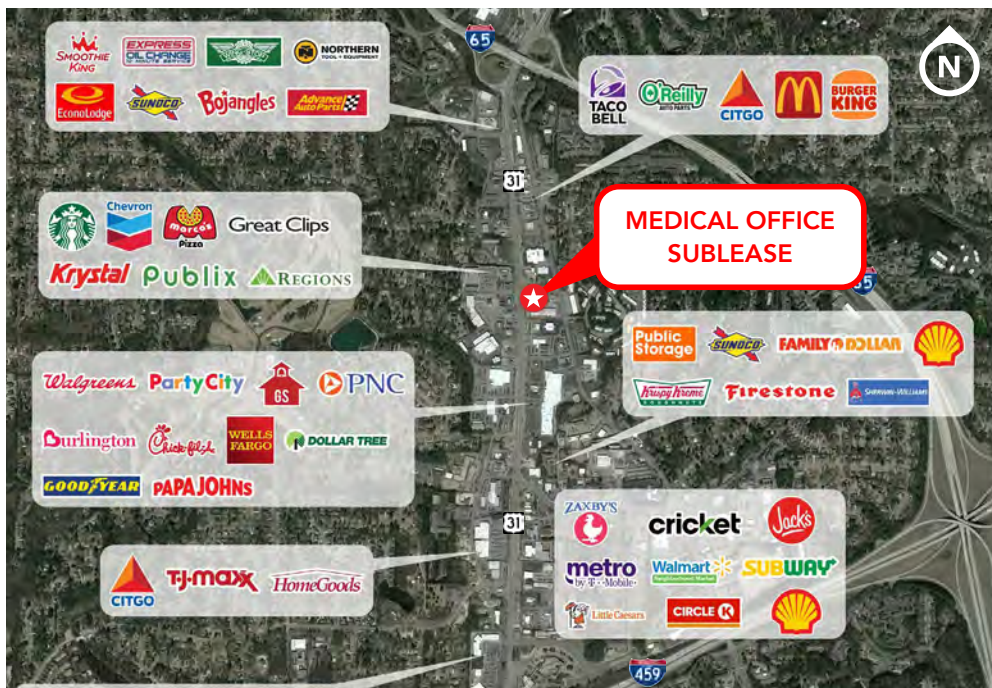
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LOCATED IN HIGH TRAFFIC CORRIDOR IN THE HEART OF HOOVER



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	2.6M
Visitors	588.2K
Visit Frequency	4.36x
Avg Dwell Time	47 minutes
Visitor Median Income	\$70.7K



POPULATION

1 Mile	5 Miles	10 Miles
8,339	67,428	140,918

DAYTIME POPULATION

1 Mile	5 Miles	10 Miles
6,997	33,614	89,962

HOUSEHOLD INCOME

1 Mile	5 Miles	10 Miles
\$112,036	\$130,805	\$143,906

HOUSEHOLDS

1 Mile	5 Miles	10 Miles
3,513	28,456	58,322



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