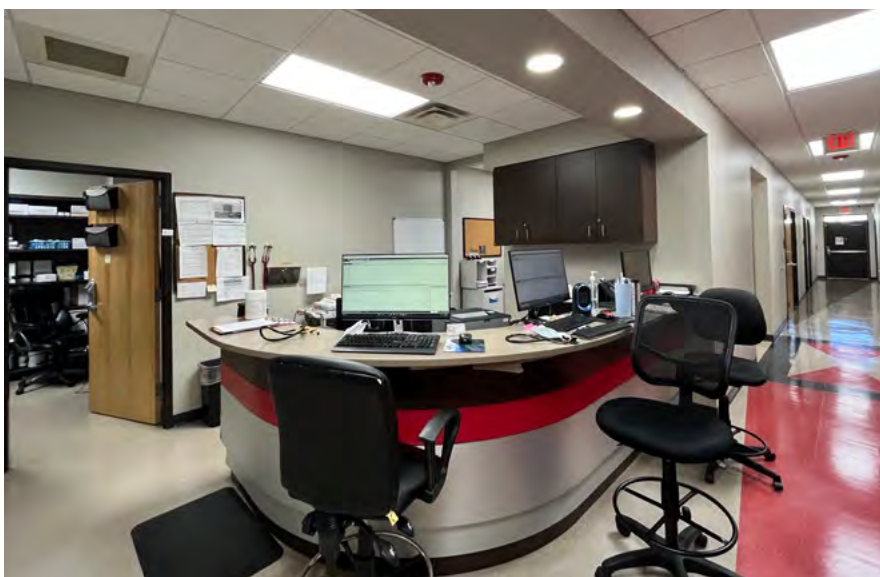




## MEDICAL OFFICE FOR SUBLEASE OR SALE

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

Ideally located medical office for sublease/sale in the heart of Hoover



### SUBLEASE RATE:

Call For Pricing

### SALE PRICE:

\$3.3M



### 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

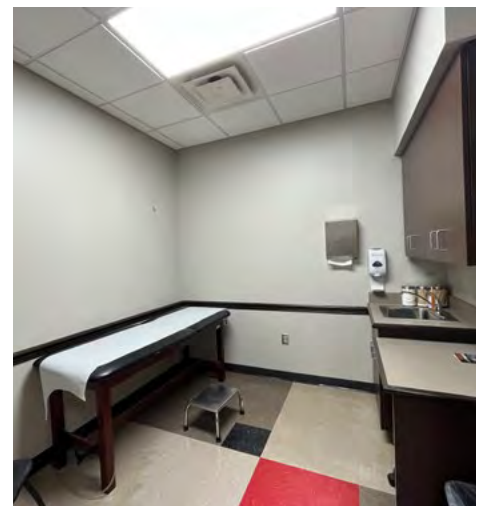
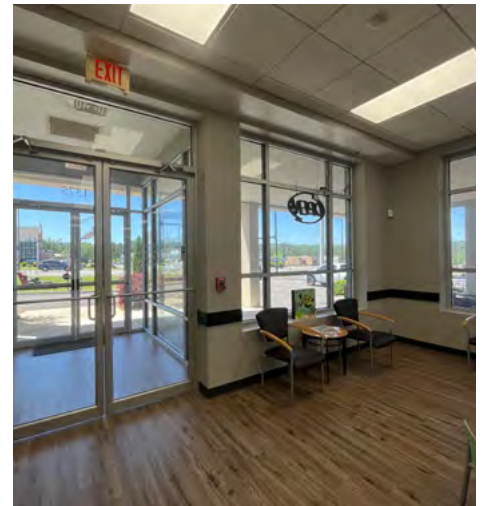
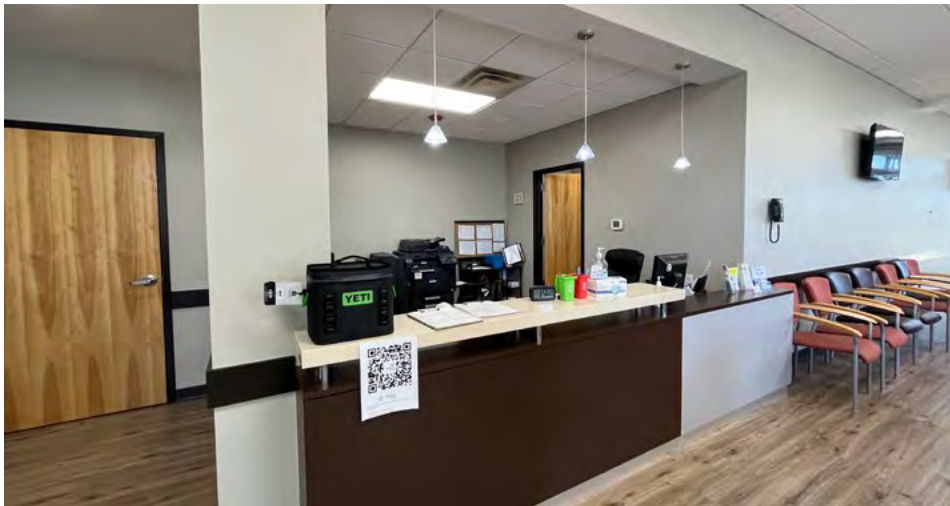
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2 North 20th Street, #1700, Birmingham, AL 35203

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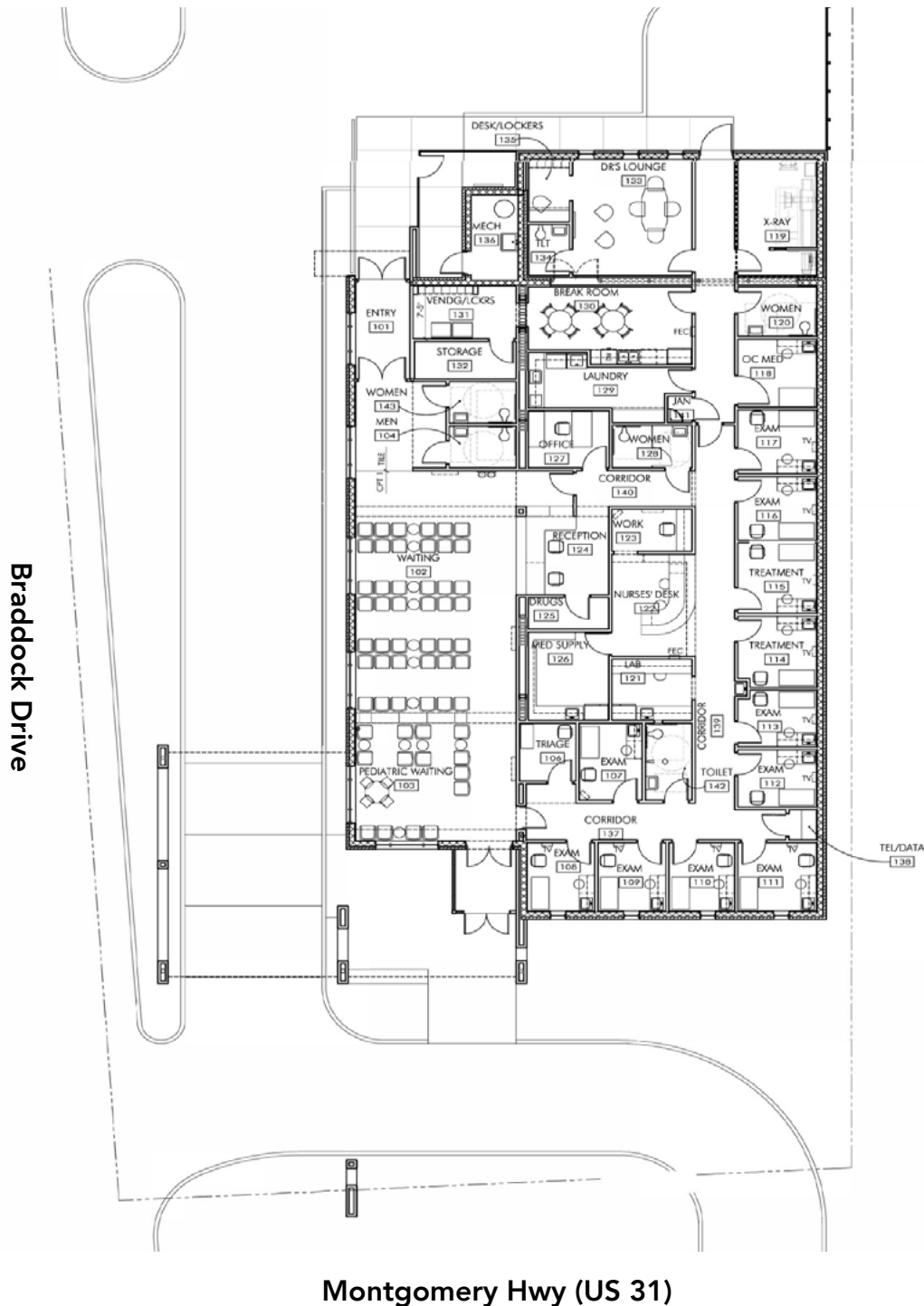
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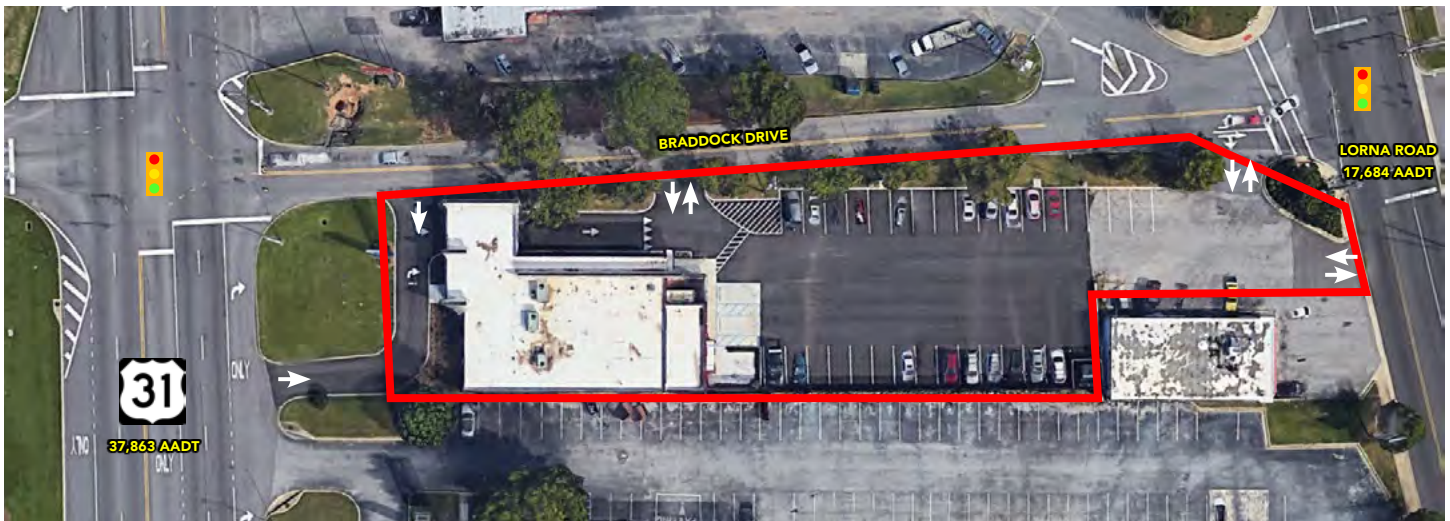
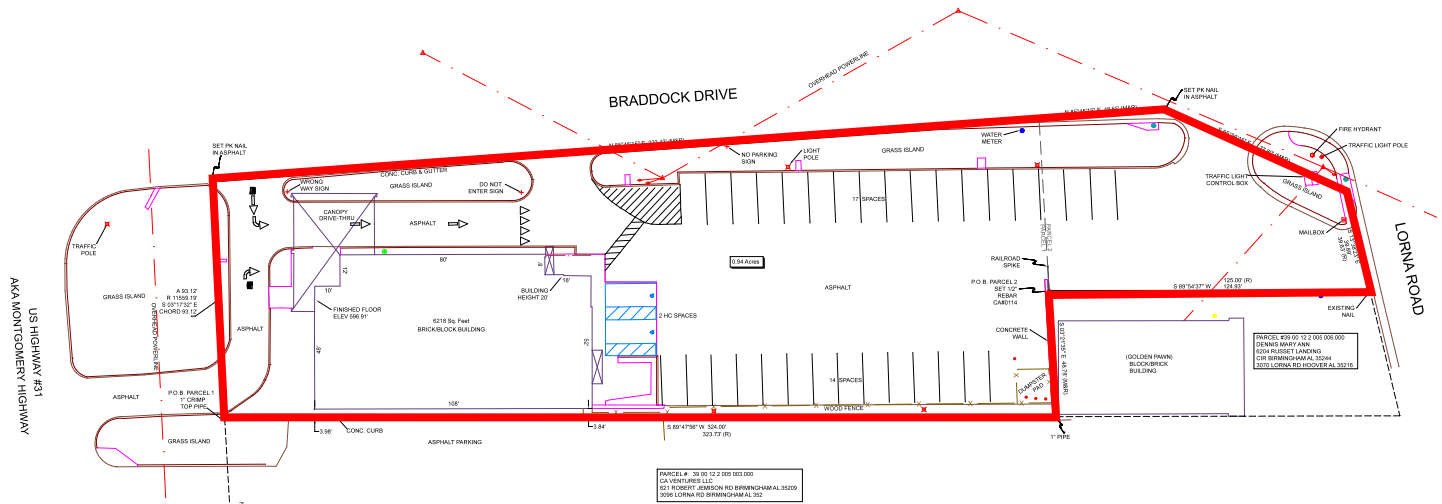
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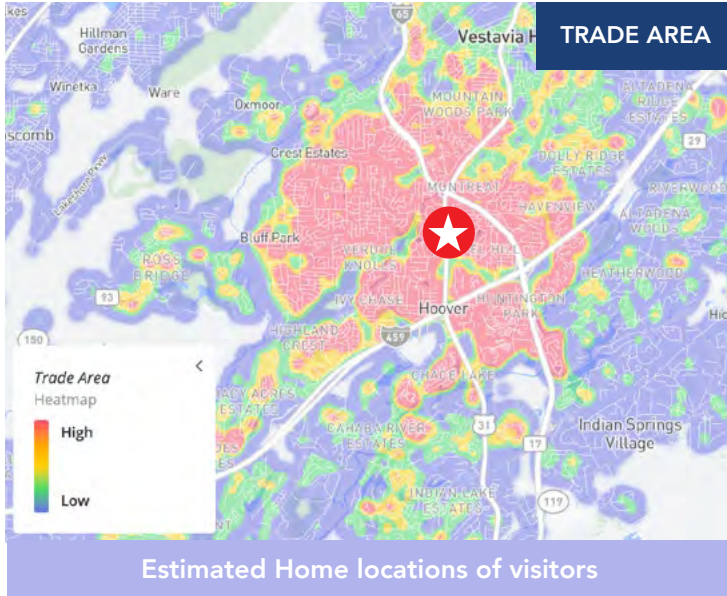
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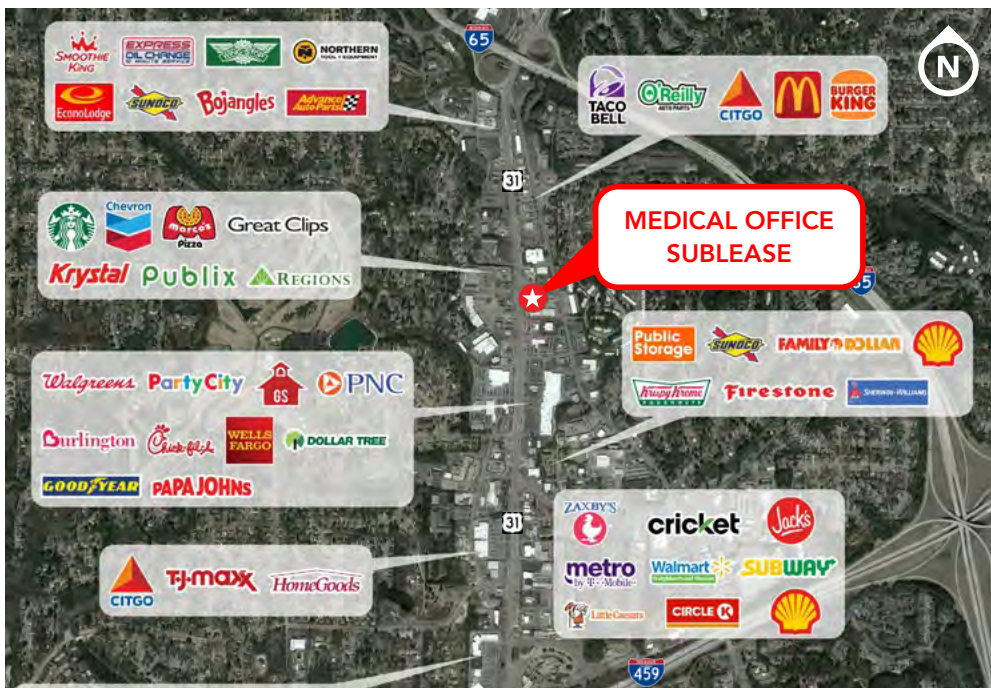
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## LOCATED IN HIGH TRAFFIC CORRIDOR IN THE HEART OF HOOVER



### 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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