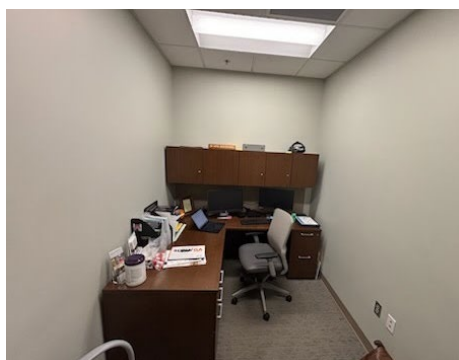
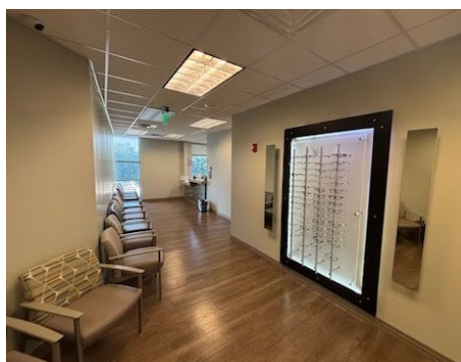
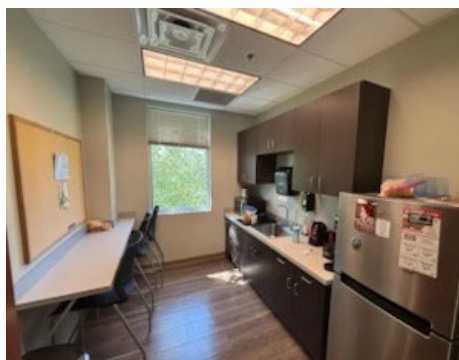




MEDICAL SPACE AVAILABLE FOR SUBLEASE

7067 Veterans Pkwy, Suite 240, Pell City, AL 35125

Prime medical space for lease at
UAB St. Vincent's St Clair



RENTAL RATE:

\$31/sf NNN

Sublease through 7/31/28



SIZE:

3,021 SF



DETAILS:

- Fully built out ophthalmology clinic for sublease in UAB St. Vincent's Medical Campus
- Modern finishes with spacious interiors
- Ideally located with excellent I-20 visibility with traffic counts of near 57,000 AADT



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

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

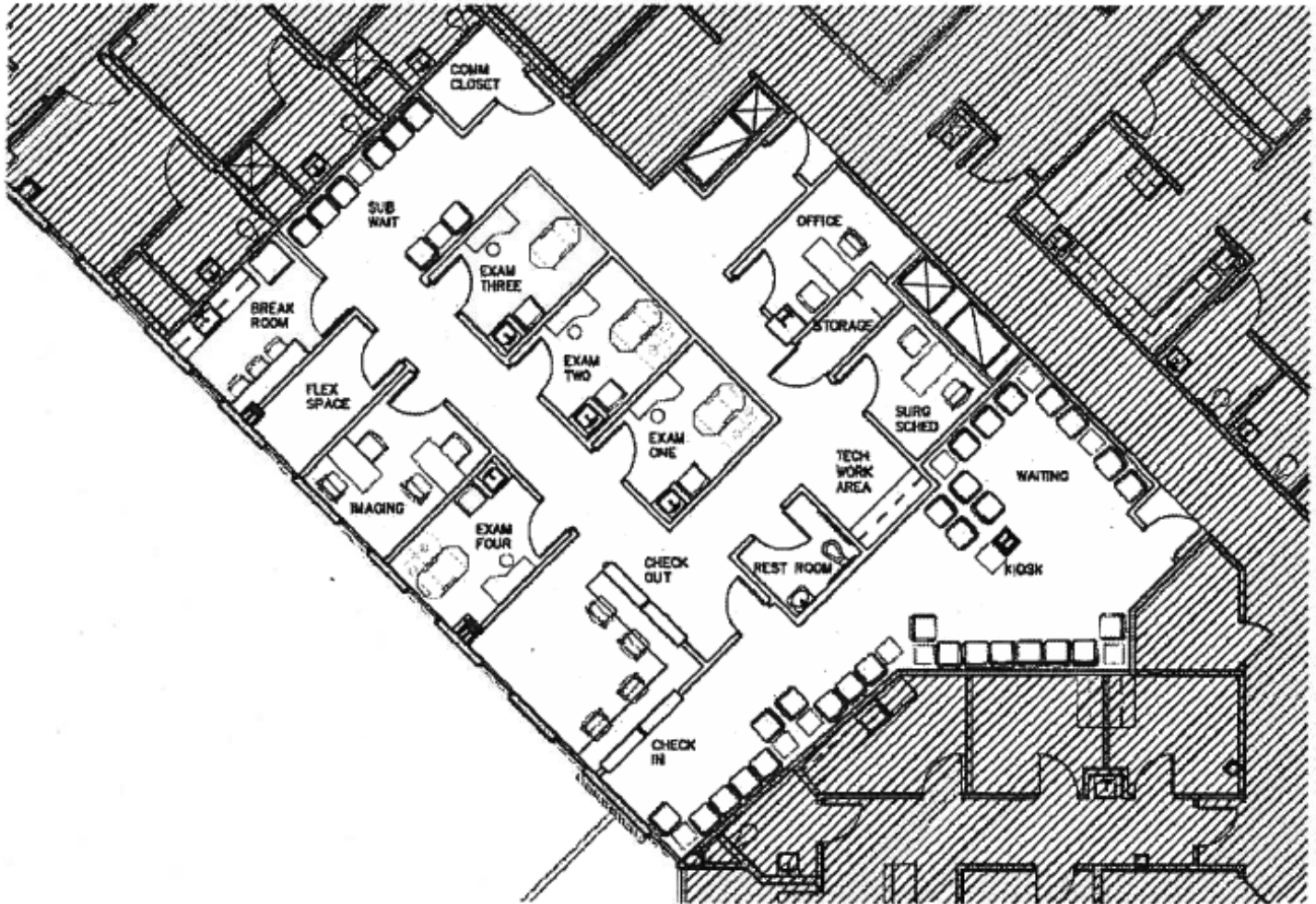
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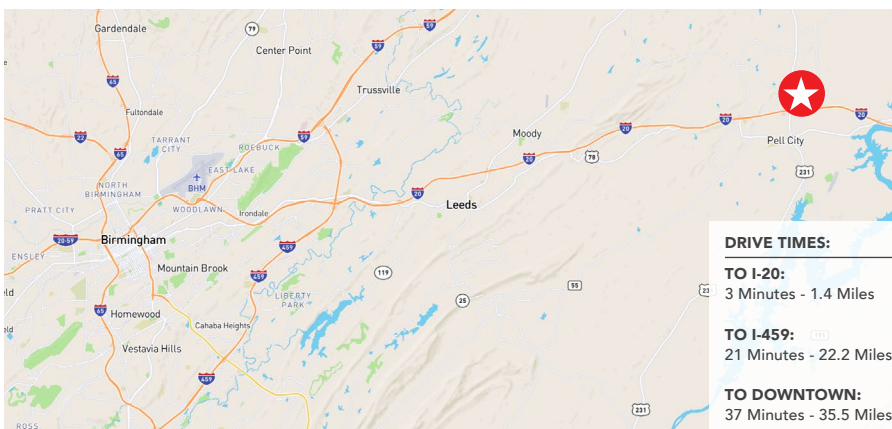
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UAB ST. VINCENT'S ST. CLAIR is a full-service, 40-bed acute care hospital located in Pell City, Alabama, that has been serving St. Clair County and surrounding communities since 1970. The hospital is part of the UAB Medicine health system. Key services include a 24/7 emergency room, robotic-assisted surgery, cancer care at the Bruno Cancer Center, and specialized care in areas like orthopedics, cardiology, and maternity. In terms of patient stats, the hospital has about 2,076 total discharges and approximately 8,832 inpatient days annually. The hospital has been recognized for its patient experience and clinical excellence, with patient experience rating 9% higher than the national average and awards for pacemaker procedures, hip fracture treatment, and spinal fusion surgery.

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	2,256	9,956	18,001
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	893	3,950	7,109
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$90,877	\$85,703	\$90,772
EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Total Employees	1,679	6,756	8,624



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