

# FOR LEASE

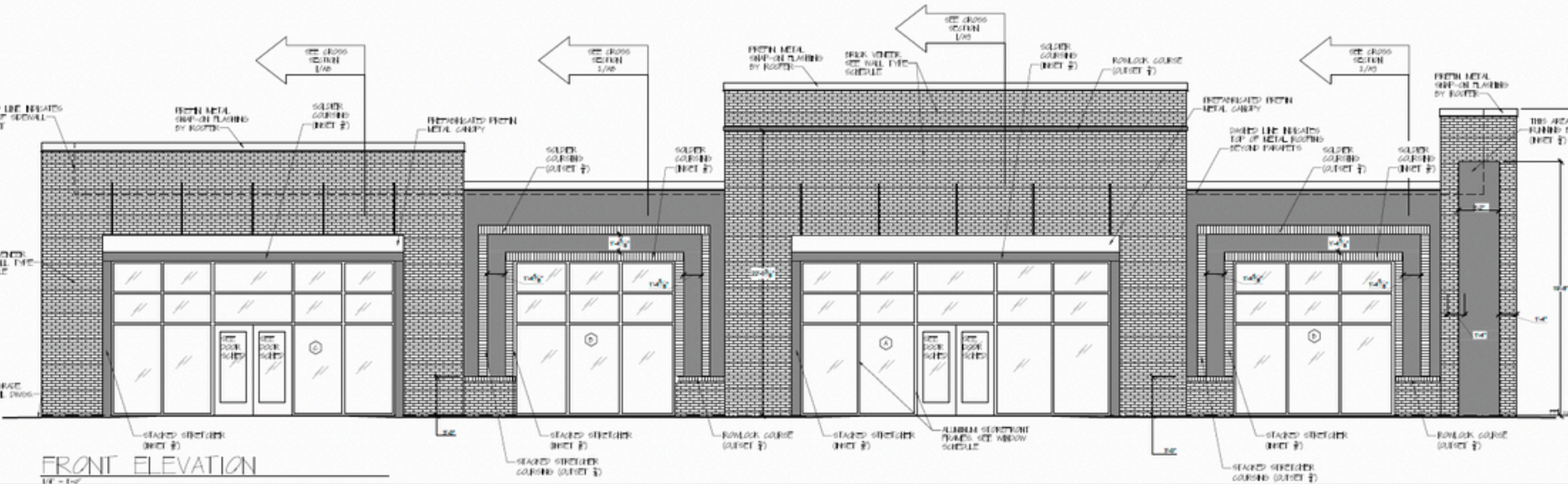
14435 HWY 231/431

Hazel Green, AL 35750



## Lightpoint

A Healthcare Real Estate Firm



## Offering Summary

### Retail or Medtail Space Available

**Lease Rate:** \$35.00 sf (NNNs \$5/sf est.)

**Available SF:** 2,000 sf

**Term Desired:** 10 Years

## Property Highlights

- **Prime Location:** 2,000 SF available on a high-traffic major highway, ensuring excellent visibility and accessibility.
- **Anchor Tenant:** Established dental office drives consistent foot traffic and attracts a steady flow of clientele.
- **High Exposure:** Strong daily traffic counts and prominent signage opportunities for maximum brand exposure.
- **Versatile Space:** Ideal for medical, retail, or office use, with flexible layout options to suit various needs.
- **Ample Parking:** Convenient on-site parking for customers and employees.

**Kyle Church**

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Your Legacy Awaits

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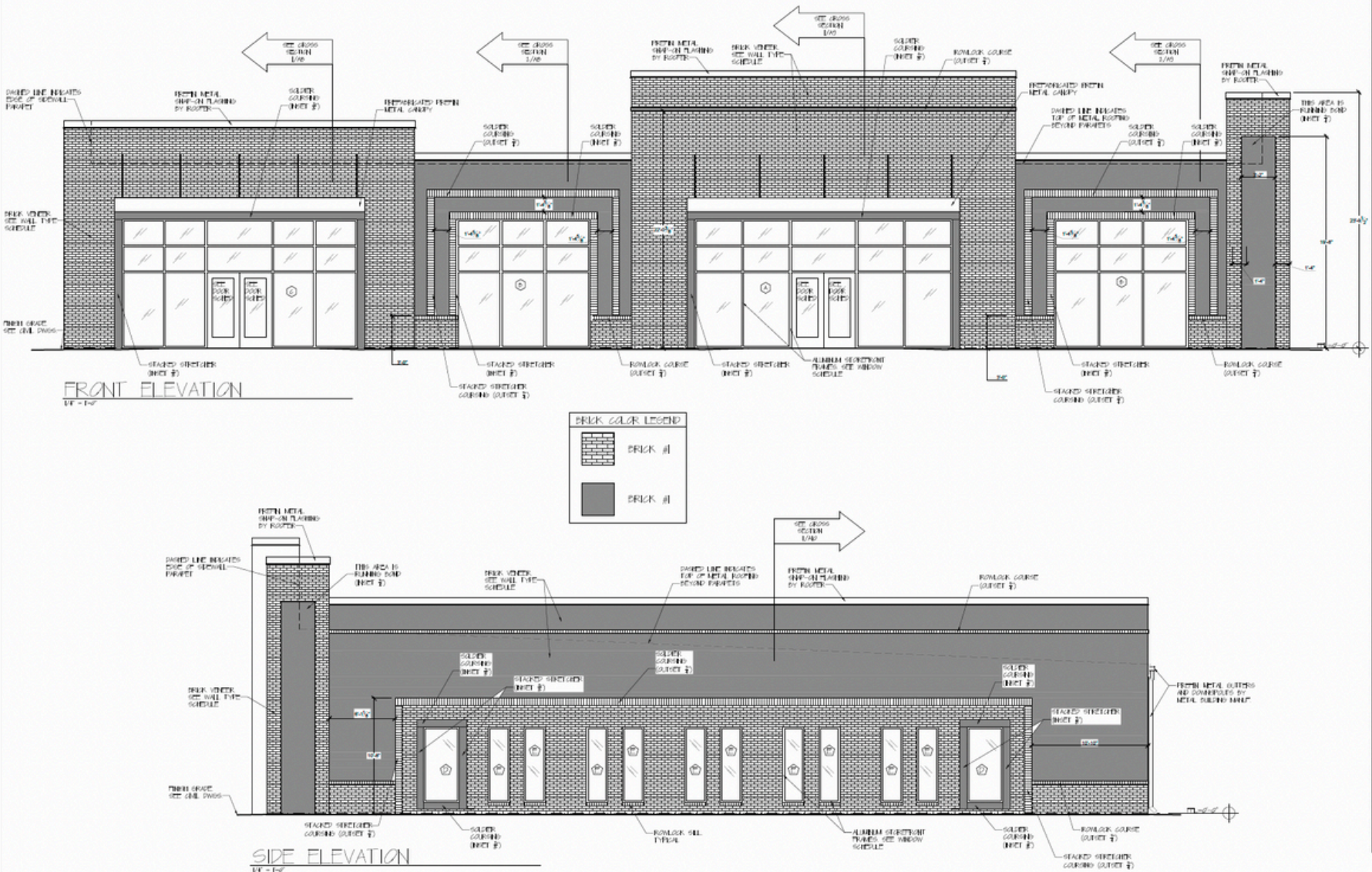
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**CREATE**  
ARCHITECTS  
BRASHE, DEBASS & ASSOCIATES  
MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

**NEW OFFICE for  
POWELL DENTISTRY**

PROJECT NO. 22003  
DATE 30 SEPT 2022  
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REVIEWED  
SHEET TITLE  
EXTERIOR ELEVATION  
A6  
of  
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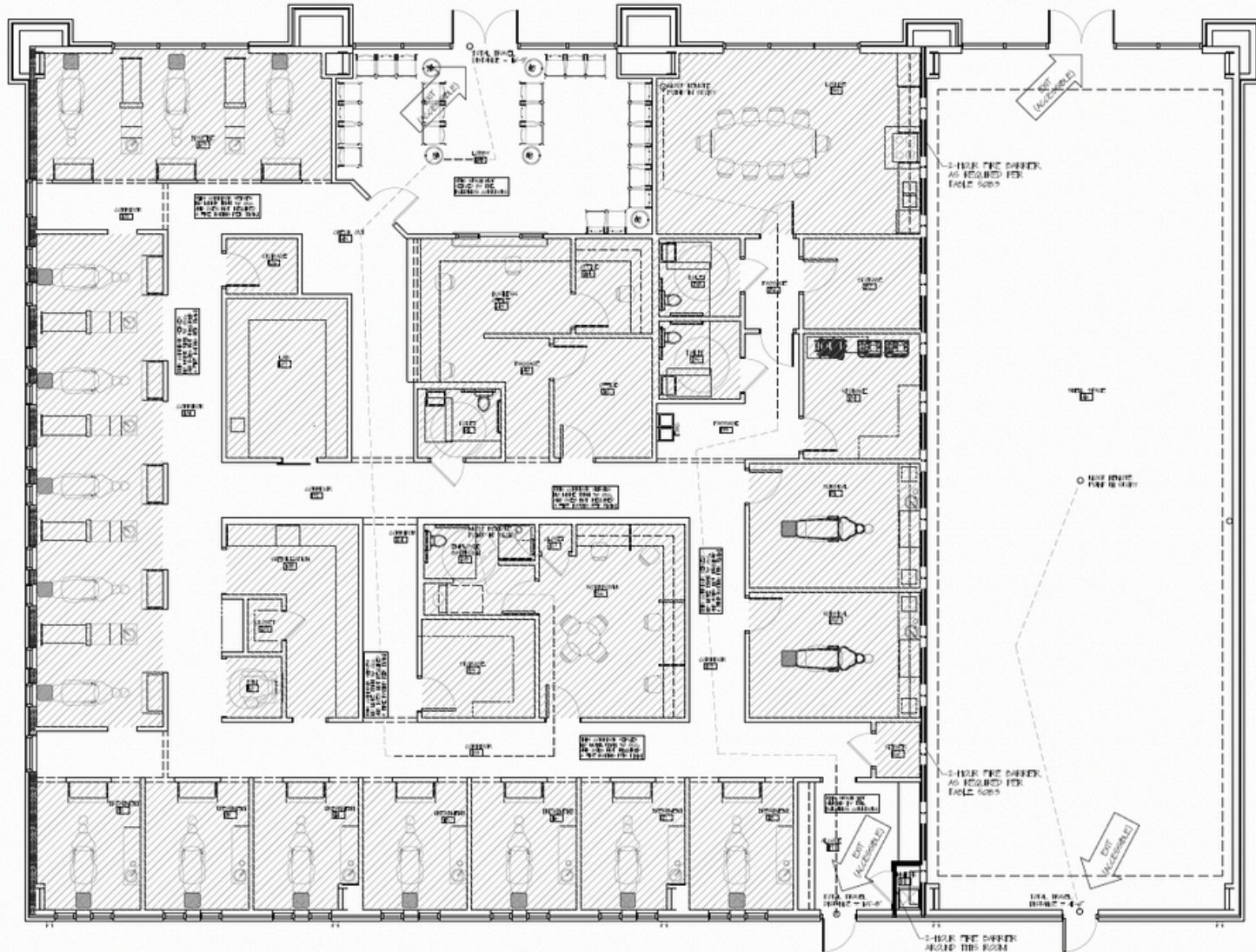
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