

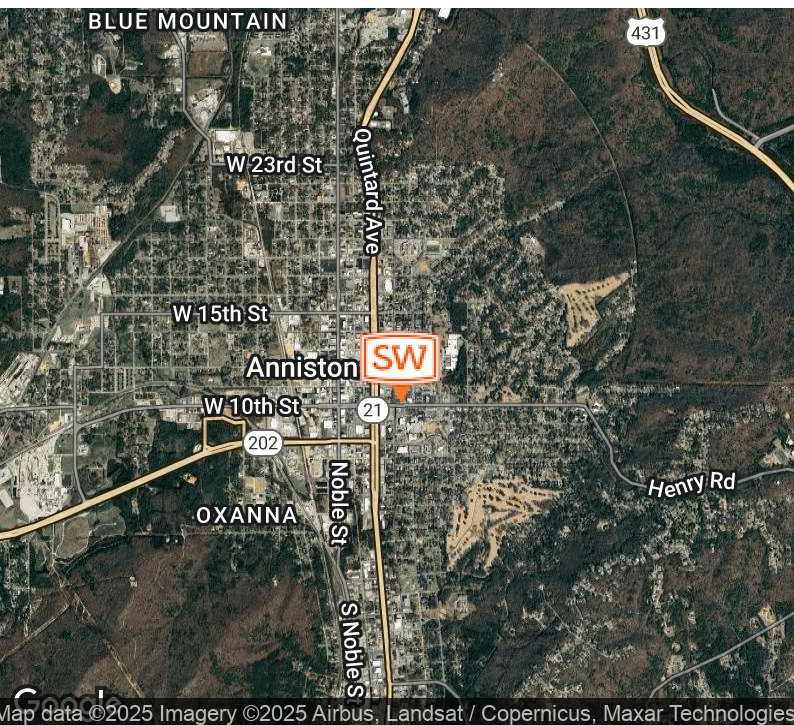
MEDICAL SPACE FOR LEASE

1001 Leighton Avenue

Anniston, AL 36207



SHANNON
WALTCHACK



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	8,000 SF
Former Use:	Pediatric Practice

PROPERTY HIGHLIGHTS

- 2 blocks from Regional Medical Center
- Parking: 30 spaces
- Well-capitalized local ownership
- Prominent signage opportunity on hard corner of East 10th Street and Leighton Ave
- 8,000 SF of vacant 2nd floor space for ancillary uses (lease rate negotiable)

DAVID SPENCER

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