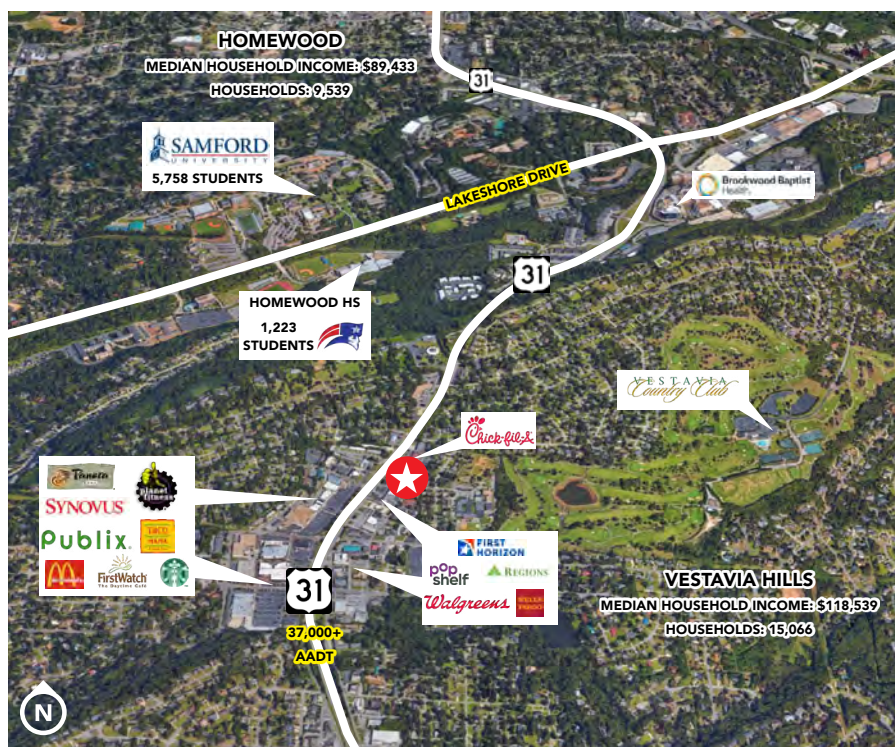




FORMER MEDICAL SPACE FOR LEASE

521 Montgomery Hwy (Hwy 31) Vestavia Hills, AL 35216

Dental Space For Lease in
Prominent Vestavia Hills
Center along Hwy 31



ASKING RATE:
Call For Pricing



TOTAL SIZE:
±18,250 SF Center



AVAILABILITY:
±5,558 SF
Can Be Subdivided



TI AVAILABLE:
Tenant Improvement
Allowances Available



LOCATION:
Excellent access to major
interstates via Hwy 31 and
Lakeshore Drive Directly
adjacent to Chick-Fil-A
and Regions Bank



HARBERT
REALTY SERVICES

NORMAN TYNES
ntynes@harbertrealty.com | 205.458.8105

LACEY SCOTT
lscott@harbertrealty.com | 205.401.1130

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

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RETAIL SPACE FOR LEASE

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Retail Space For Lease in
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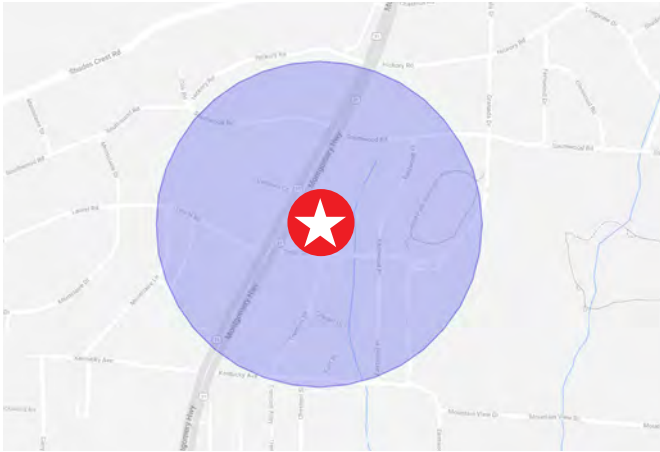
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RETAIL SPACE FOR LEASE

521 Montgomery Hwy (Hwy 31) Vestavia Hills, AL 35216

Retail Space For Lease in
Prominent Vestavia Hills
Center along Hwy 31

LOCATED IN ONE OF VESTAVIA'S MOST ACTIVE RETAIL CORRIDORS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.3M
Visitors	312.5K
Visit Frequency	4.04x
Avg Dwell Time	55 minutes
Traffic Counts	37,000+ AADT On Hwy 31

1.3M

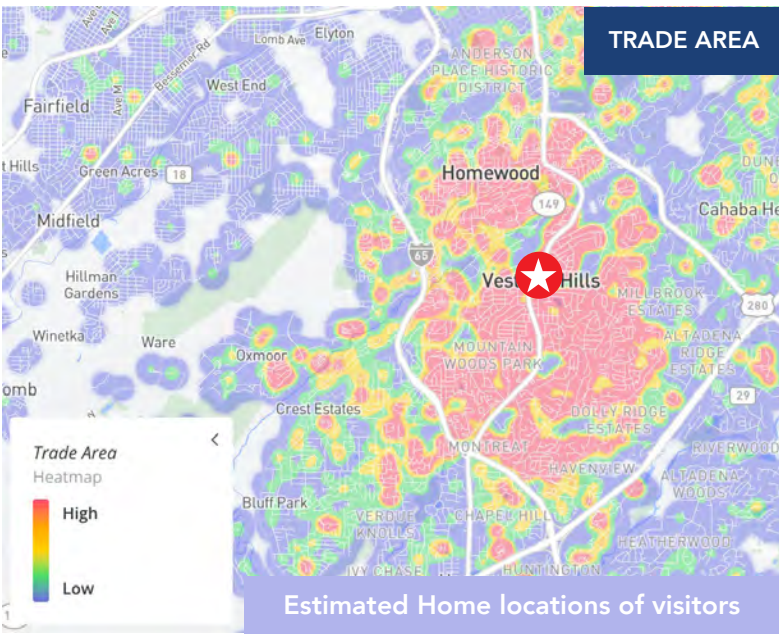
VISITS

\$217K+

AVG HH INCOME
WITHIN 1 MILE

312.5K

VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	6,684	67,894	181,229

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	2,607	27,755	81,532

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$217,205	\$172,327	\$136,745



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