

# Prime Sublease Opportunity Medical/Office/Retail

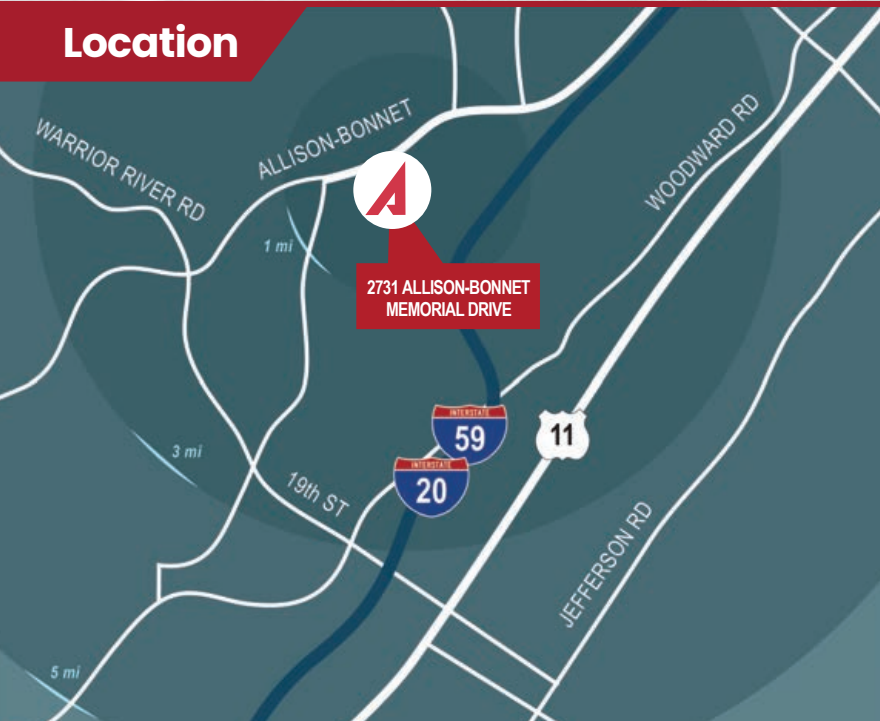
2731 Allison-Bonnett Memorial Drive | Hueytown, AL 35023

## Call for Pricing

3,304 SF Sublease



## Location



## Property Highlights

- 3,304 SF sublease space
- Existing medical/physical therapy build-out
- Co-tenancy with Fast Pace Health
- High-traffic, high-visibility corridor
- Furniture & equipment negotiable
- Rate negotiable – call for pricing
- This is a rare opportunity to secure a move-in-ready medical or retail space in a thriving corridor. Contact us for more details and pricing information.

## **NAI** Chase Commercial

Commercial Real Estate Services, Worldwide.

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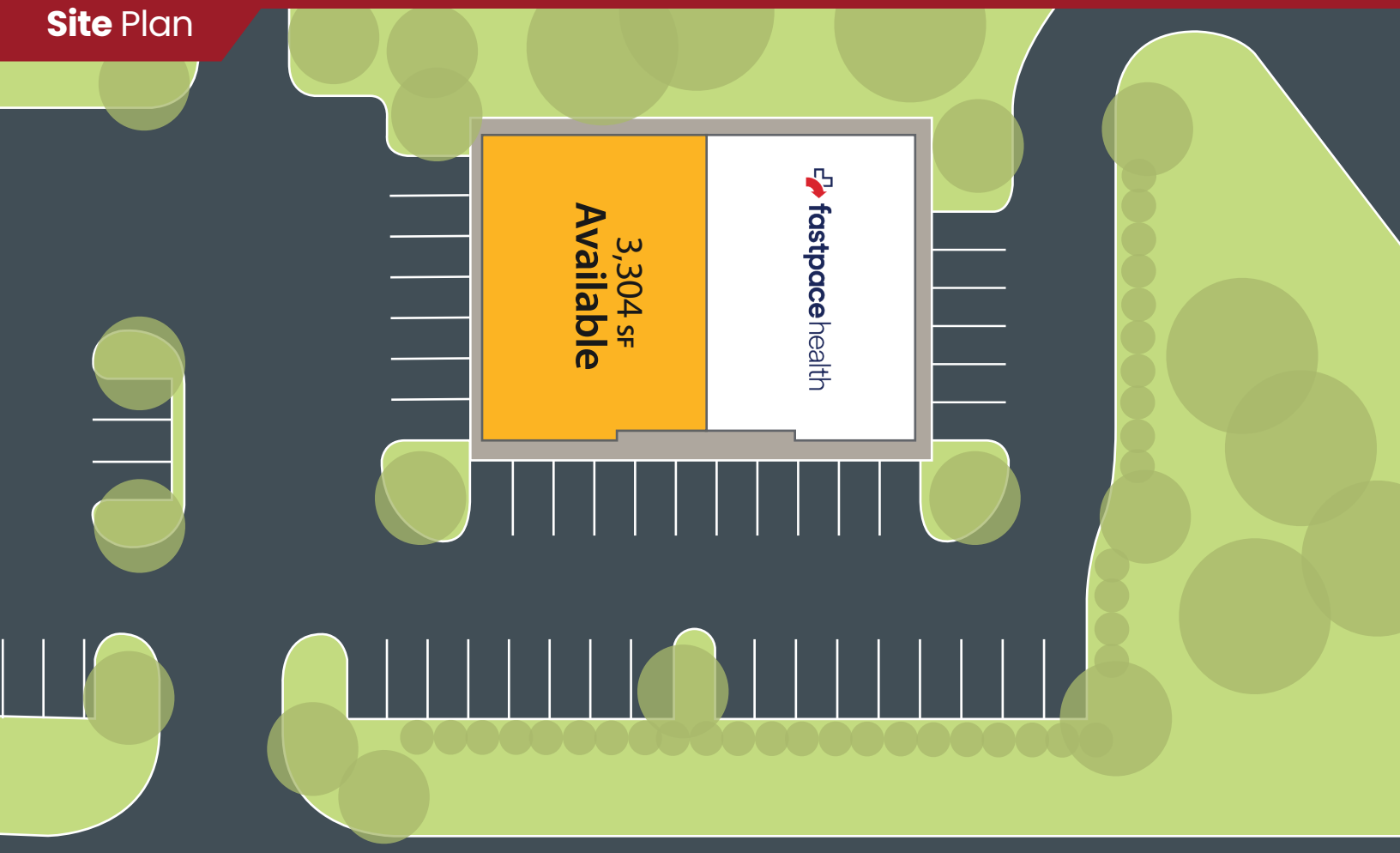
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### Site Plan



ALLISON-BONNETT MEMORIAL DRIVE

### Property Description

Take advantage of a high-visibility retail location in the heart of Hueytown. This 3,304 SF sublease space is part of a 6,984 SF street-front retail building, currently shared with Fast Pace Health, a strong regional medical tenant that drives consistent traffic.

The available space is currently built out for Physical Therapy, with an Urgent Care operating next door, offering a turnkey layout ideal for medical, wellness, or other service-oriented uses. Furniture, fixtures, and equipment are negotiable, allowing an incoming tenant the option for a seamless transition with minimal upfront investment.

### Location Description

Strategically positioned on the hard corner of Allison-Bonnett Memorial Drive and Owen Circle.



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## Call for Pricing 3,304 SF Sublease

### Area Amenities



**Walmart**

**2731 ALLISON-BONNET  
MEMORIAL DRIVE**

O'Reilly AT&T  
SUBWAY Waffle House  
Huddle Advance Auto Parts Jack's

ALDI Tropical Smoothie Cafe Zaxby's  
Alabama Power Appliance Center Boys & Girls Club  
UPS fastpace health

piggly wiggly ACE  
CITI RENTS HIBBETT SPORTS  
PAPA JOHN'S GNC LIVE WELL verizon

publix BURGER KING  
CVS pharmacy Walgreens  
AutoZone SONIC  
Pizza Hut Pep Boys

ALLISON-BONNET MEM PKWY

### More Information



For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device.

### Area Demographics

	Total Households	Total Population	Average HH Income
<b>1 Miles</b>	1,094	2,844	\$74,027
<b>3 Miles</b>	14,098	35,387	\$70,461
<b>5 Miles</b>	32,804	80,794	\$61,648

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