

4515 SOUTHLAKE PARKWAY



YOUR HEALTHCARE REAL ESTATE SOLUTION

PRESENTED IN

COLLABORATION BY:



Lightpoint

A Healthcare Real Estate Firm



Lincoln



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LOCATED AT VALLEYDALE ROAD AND I-65:



THE OPPORTUNITY

PROPERTY OVERVIEW

36,176 SF
TOTAL
BUILDING

4515 Southlake Parkway presents a compelling opportunity to acquire a strategically located medical office building suitable for an owner-user, value-add investor, or sale-leaseback structure. The property is partially leased to an established medical practice with a lease in place through April 2029, providing immediate income and operational flexibility.

The building offers a unique combination of fully built-out medical space, including procedure rooms and clinical areas, along with remaining shell space that allows a buyer to expand operations, lease additional space, or reposition the asset over time. This offering is well-suited for healthcare users seeking long-term control of their real estate, as well as investors targeting stabilized income with upside.

16,652 SF BUILT OUT FOR
MEDICAL WITH
PROCEDURE ROOMS AND
EXAM ROOMS IN PLACE



INVESTMENT HIGHLIGHTS

Key Investment Highlights

Partial income in place through April 2029

Optional sale-leaseback or early vacancy potential

Purpose-built medical infrastructure

Shell space for expansion or value-add leasing

Located in a proven healthcare corridor

Existing Tenancy

The property is currently occupied by Birmingham Pain, a well-established medical practice specializing in interventional pain management.

- Lease Term: Through April 2029
- Flexibility: Tenant may vacate early or consider a sale-leaseback structure
- Dedicated Patient Access: Separate lobby and procedure floor

This tenancy provides immediate cash flow while preserving optionality for an owner-user seeking future occupancy or an investor evaluating long-term lease strategies.

Clinical Build-Out Details

The currently leased premises features a comprehensive medical build-out designed for procedural and outpatient clinical use.

Procedure Floor

- Two (2) dedicated procedure rooms
- Dedicated patient lobby and intake area
- Clinical support and back-of-house areas

Second Level Clinic and exam room layout

- Large waiting area
- Lab space
- Staff and support areas

The existing improvements significantly reduce replacement cost and offer a turnkey solution for similar medical users or a strong foundation for adaptive reuse.

2.65
ACRES



+/- 134
PARKING
SPACES
(4/1000)

BUILDING SPECIFICATIONS

BUILDING DETAILS

ADDRESS 4515 Southlake Parkway, Hoover, AL 35244

TOTAL BUILDING SIZE 36,176 RSF (32,638 USF)

STORIES 3.5 (Partial 4th Floor in shell condition)

YEAR BUILT/RENOVATED 1991 / Renovated 2016

BUILDING CLASS Class B / Medical

TYPICAL FLOOR SIZE 10,879 SF

PARKING +/- 134 Spaces (4/1000)

LOBBY & TENANT ACCESS Central lobby (updated), secure access

BUILDING SYSTEM UPGRADES New HVAC, roof, bathrooms, lobby & common areas (2016 renovation)

ELEVATOR Passenger elevator serving all floors

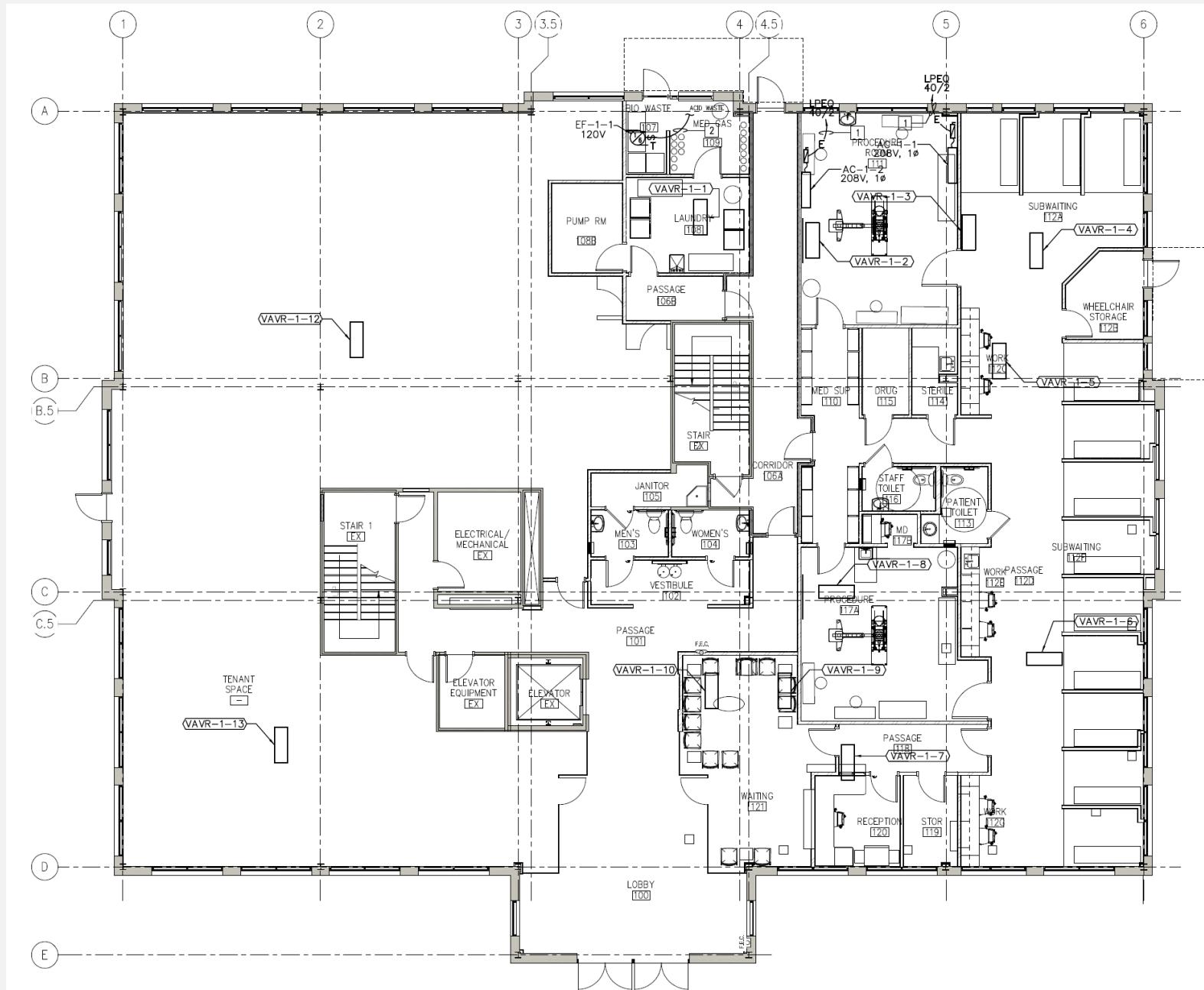
ZONING PC Planned Commercial

PARCEL # 10 4 20 0 001 009.006

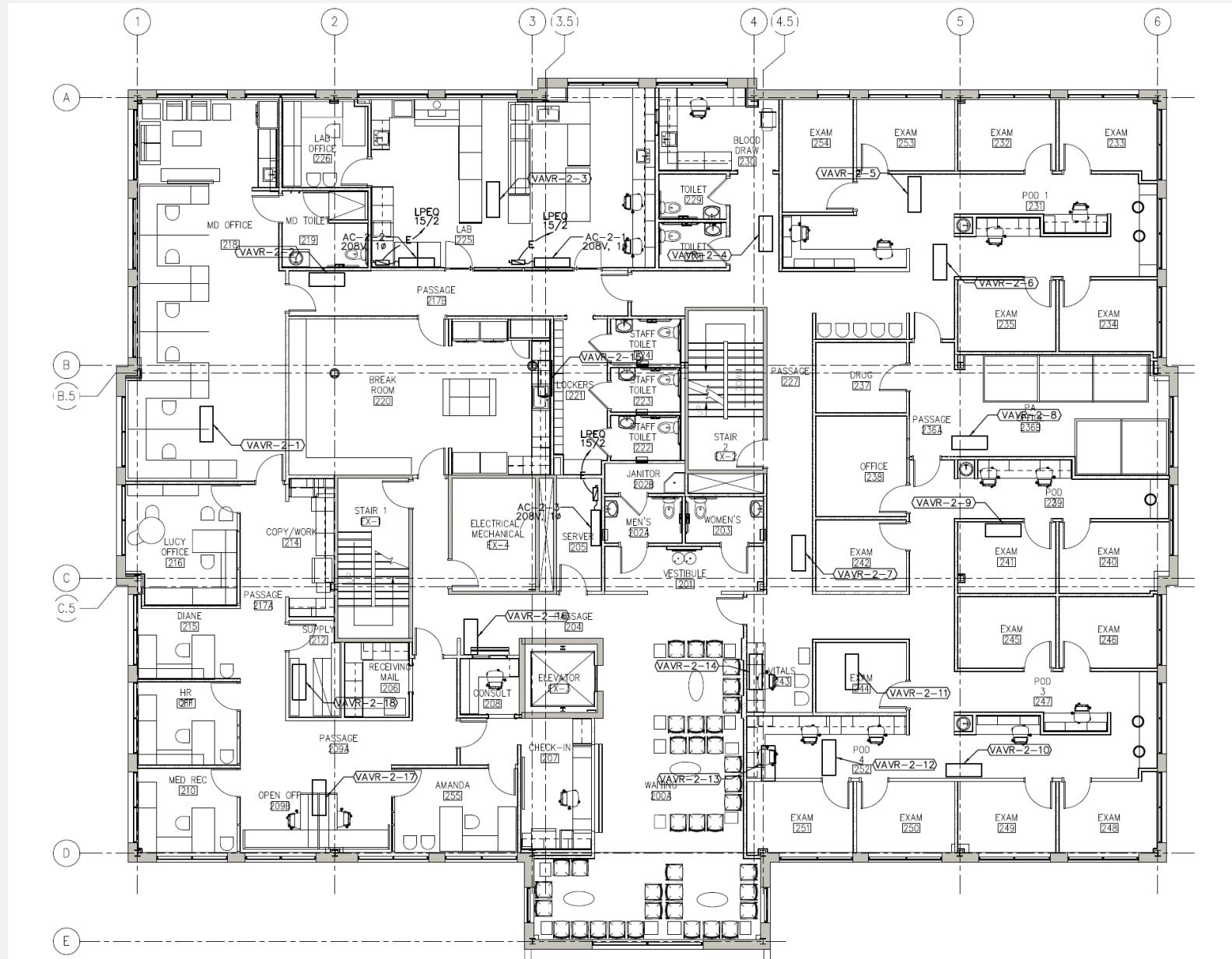
ACRAEGE 2.65



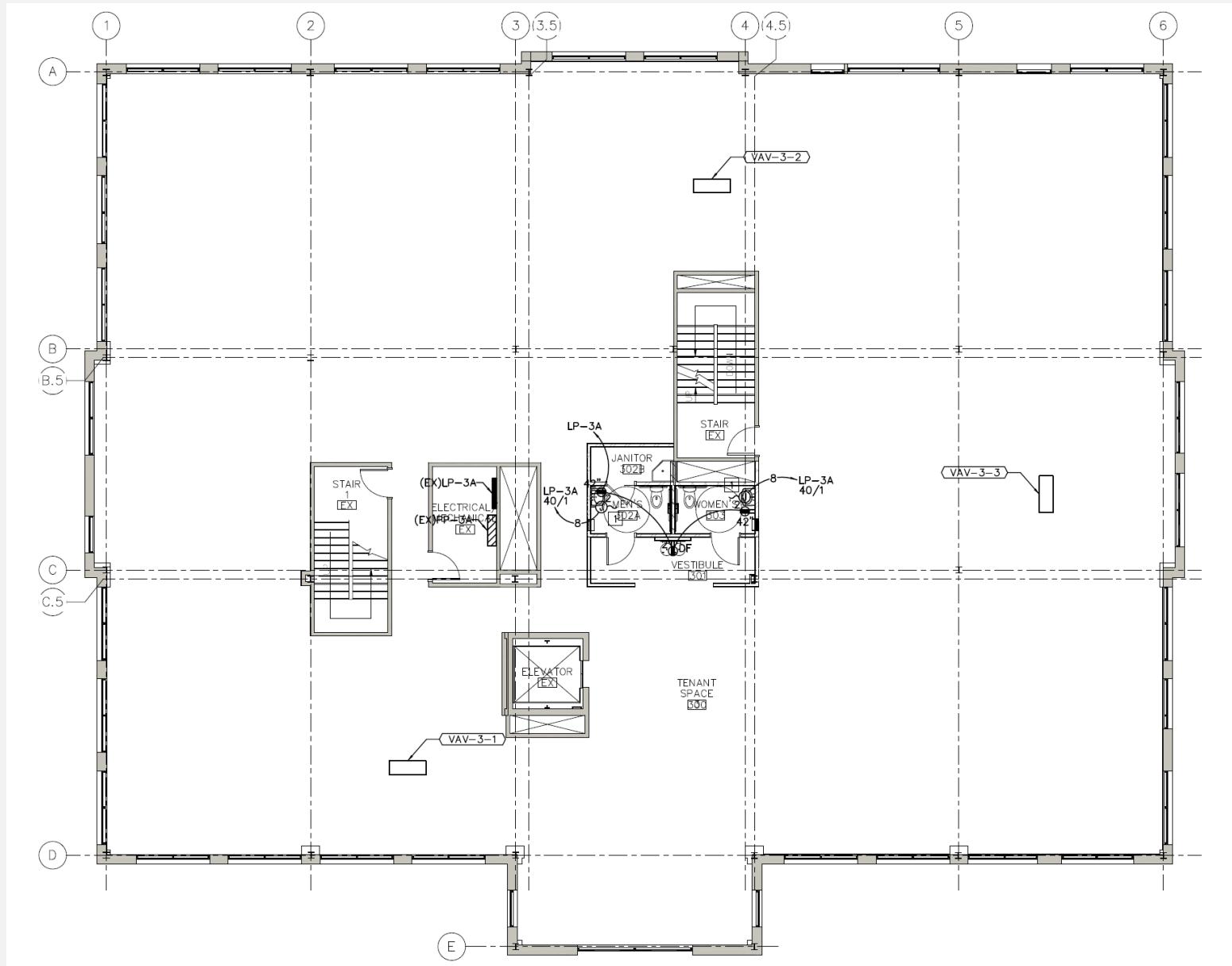
FIRST FLOOR – AS BUILT CONDITION



SECOND FLOOR – AS BUILT CONDITION



THIRD FLOOR – AS BUILT CONDITION



VALUE-ADD & SHELL SPACE

Expansion & Upside Opportunity

A portion of the building remains in shell condition, providing a buyer with immediate upside and flexibility.

Shell Space Advantages:

- Ideal for owner-user expansion
- Opportunity to lease to complementary medical tenants
- Ability to customize layout and finishes
- Supports phased occupancy strategies

This configuration allows a purchaser to control future tenancy, enhance overall asset value, and tailor the building to evolving clinical or investment needs.



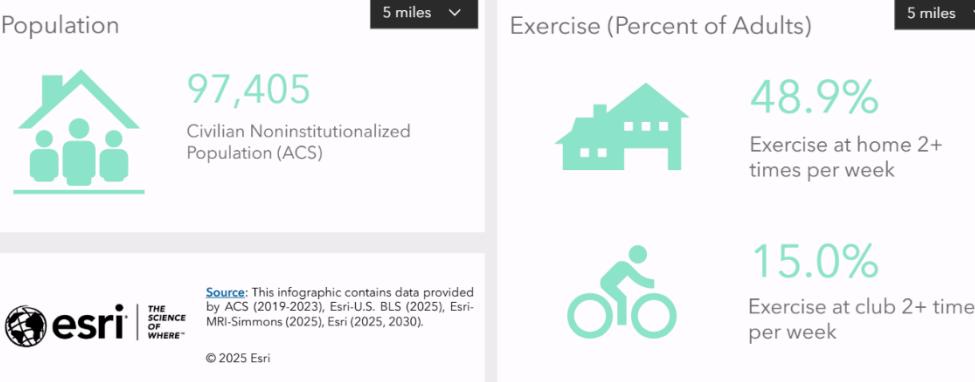
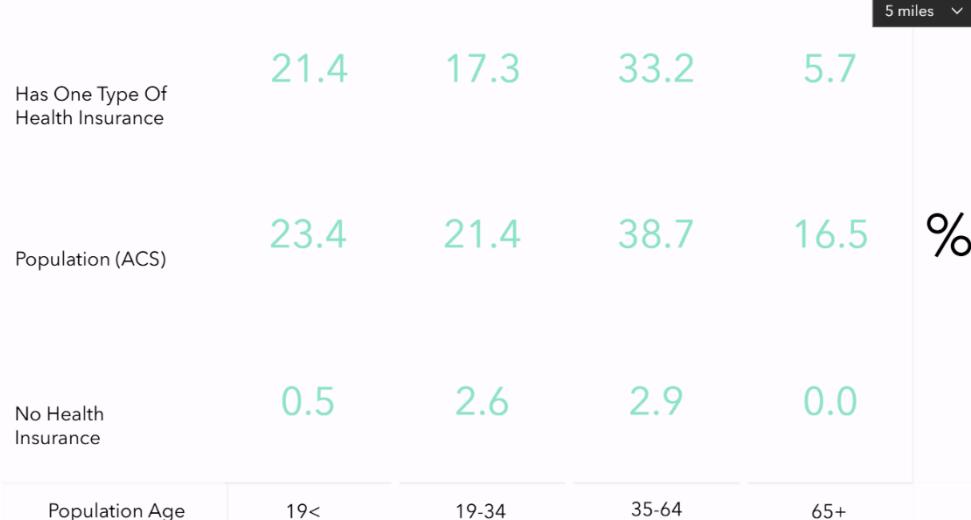
19,524 SF
SHELL
SPACE

DEMOGRAPHICS & HEALTHCARE SPENDING

Health Care & Insurance

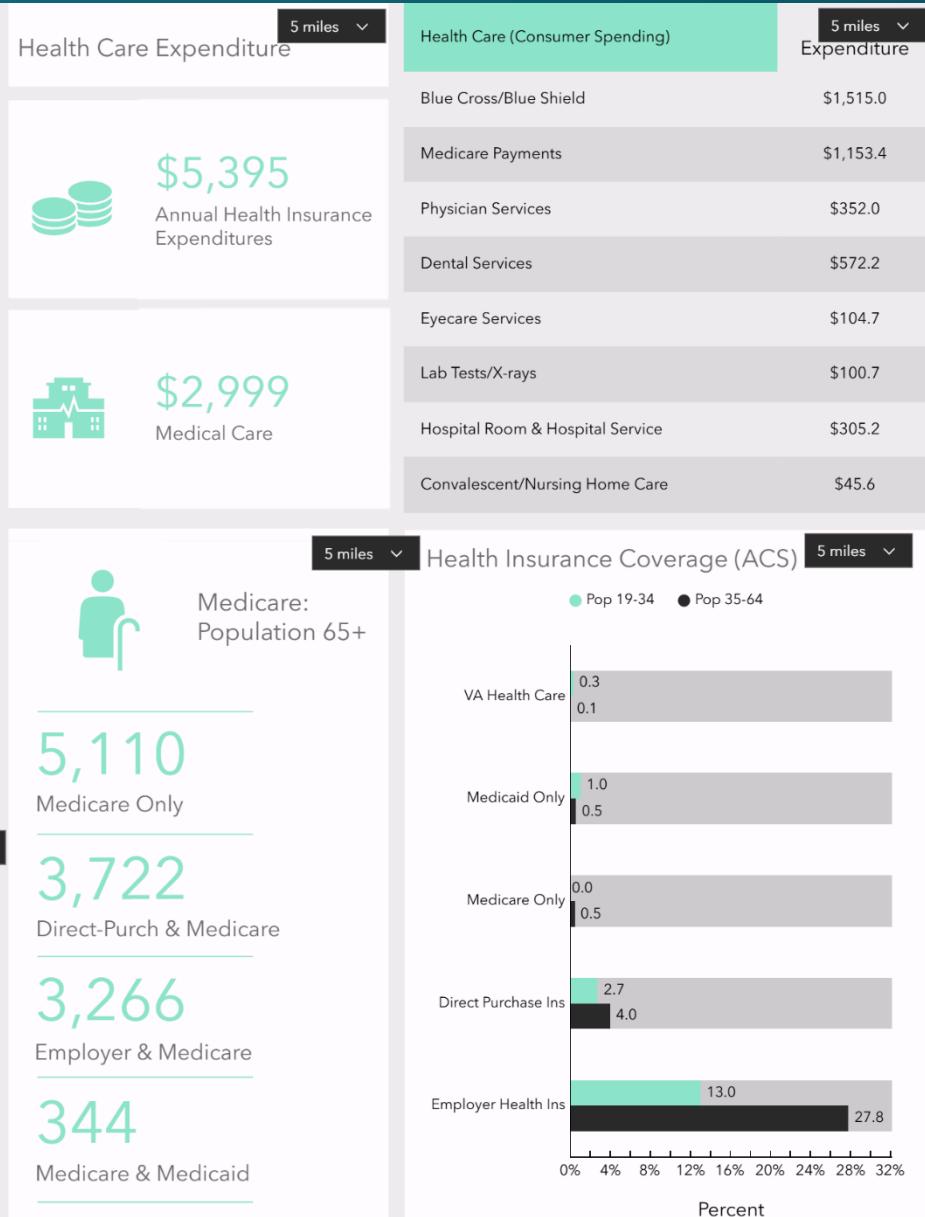
4515 Southlake Pkwy, Hoover, Alabama, 35244
Rings: 3, 5, 10 mile radii

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri (2025, 2030).

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DEMOGRAPHICS & HEALTHCARE SPENDING

DEMOGRAPHIC PROFILE

4515 Southlake Pkwy, Hoover, Alabama, 35244

Rings: 3, 5, 10 mile radii

Interesting Behaviors facts

5 miles

No facts found within these thresholds ⓘ



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri (2025, 2030). ©2025 Esri

EDUCATION



No High School Diploma



High School Graduate



Some College/ Associate's Degree



Bachelor's/Grad/ Prof Degree

5 miles

INCOME



Median Household Income



2023 Average Household Income (Esri)



Median Net Worth

5 miles

KEY FACTS

104,038

Population



Average Household Size

40.0

Median Age

0.42%

2024-2029 Households: Compound Annual Growth Rate

5 miles

ANNUAL HOUSEHOLD SPENDING



Apparel & Services



Computers & Hardware



Eating Out



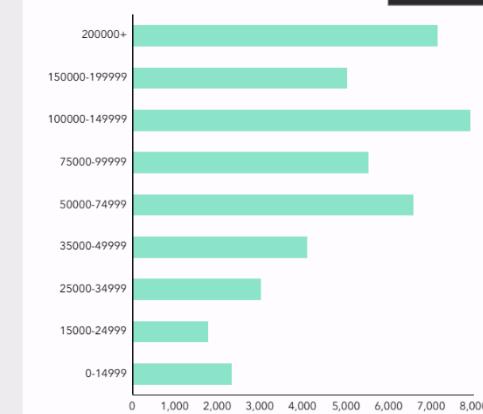
Groceries



Health Care

5 miles

HOUSEHOLD INCOME (\$)



Variables 3 miles 5 miles 10 miles

2023 Total Population 40,987 104,038 361,005

2023 Total Households 18,080 43,395 147,581

2023 Average Household Size 2.24 2.38 2.38

2023 Median Household Income \$75,717 \$91,304 \$91,602

2023 Median Age 37.8 40.0 38.3

2023 Average Household Income (Esri) \$104,596 \$128,921 \$133,359

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