

# 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

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36,176 SF  
TOTAL  
BUILDING

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

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.



# 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)

VALLEYDALE ROAD 25,466 VPD

SOUTHLAKE PKWY

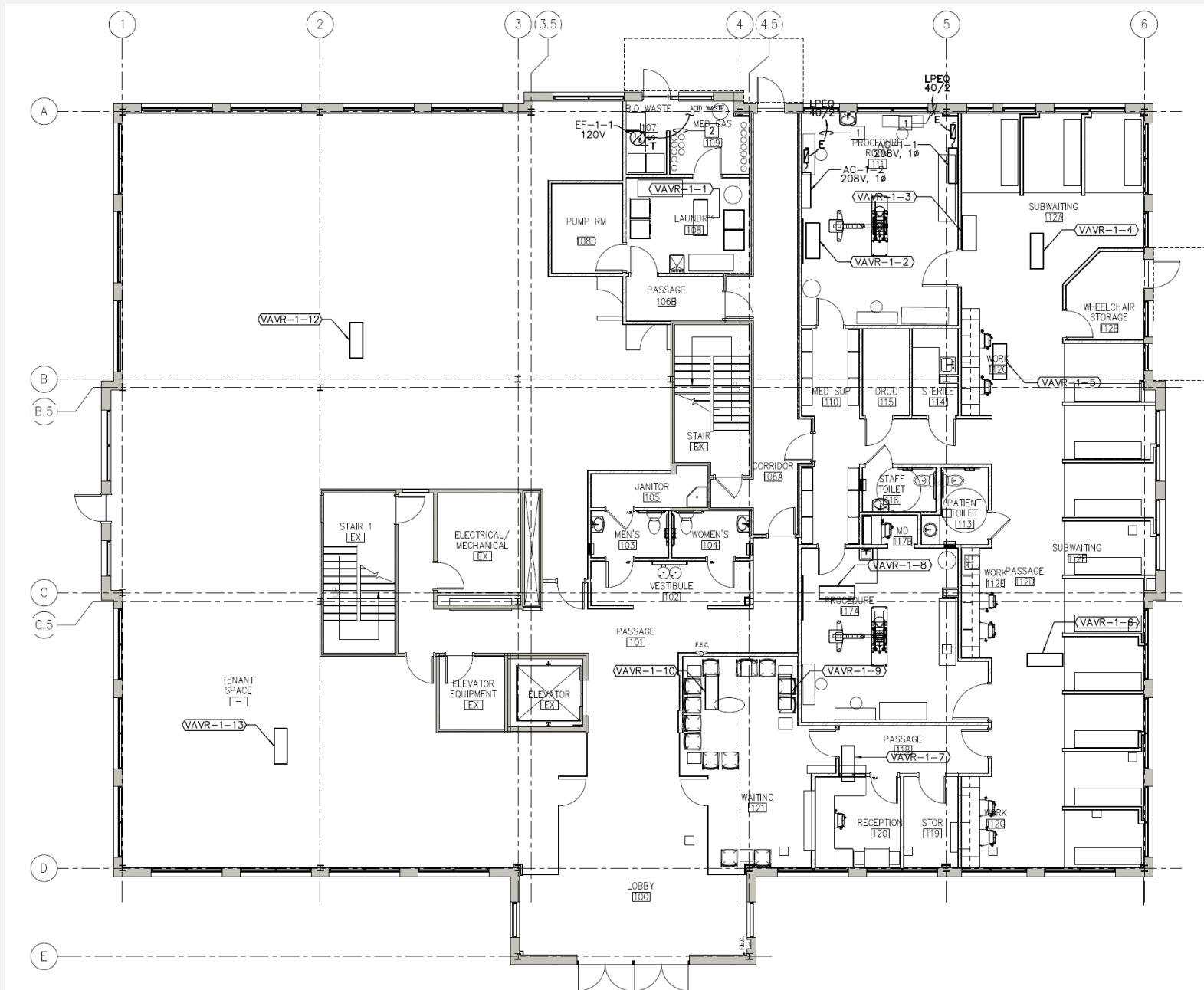


# BUILDING SPECIFICATIONS

BUILDING DETAILS	
ADDRESS	4515 Southlake Parkway, Hoover, AL 35244
TOTAL BUILDING SIZE	36,176 RSF (32,638 USF)
STORIES	3.5 (Partial 4 <sup>th</sup> 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

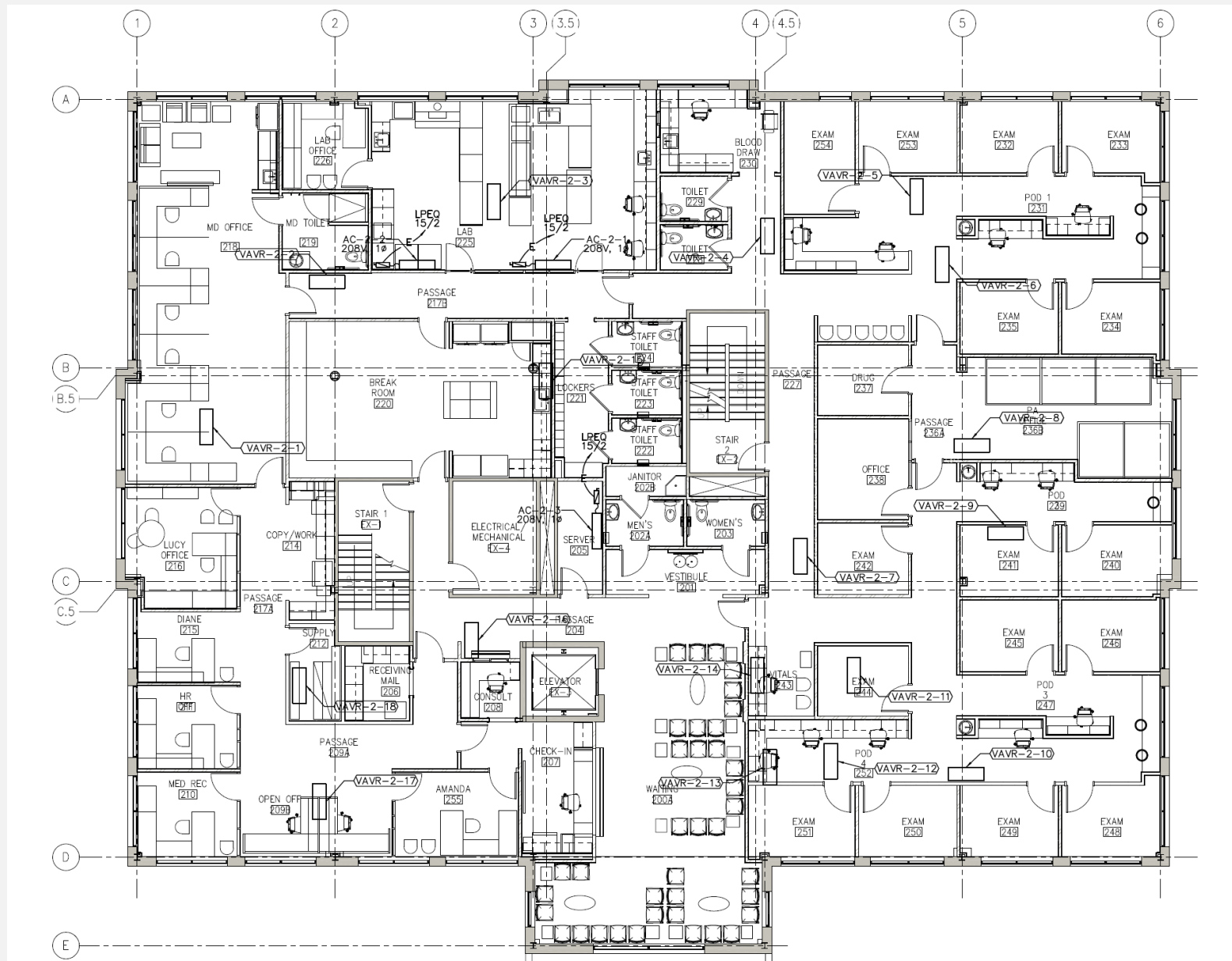


# FIRST FLOOR – AS BUILT CONDITION



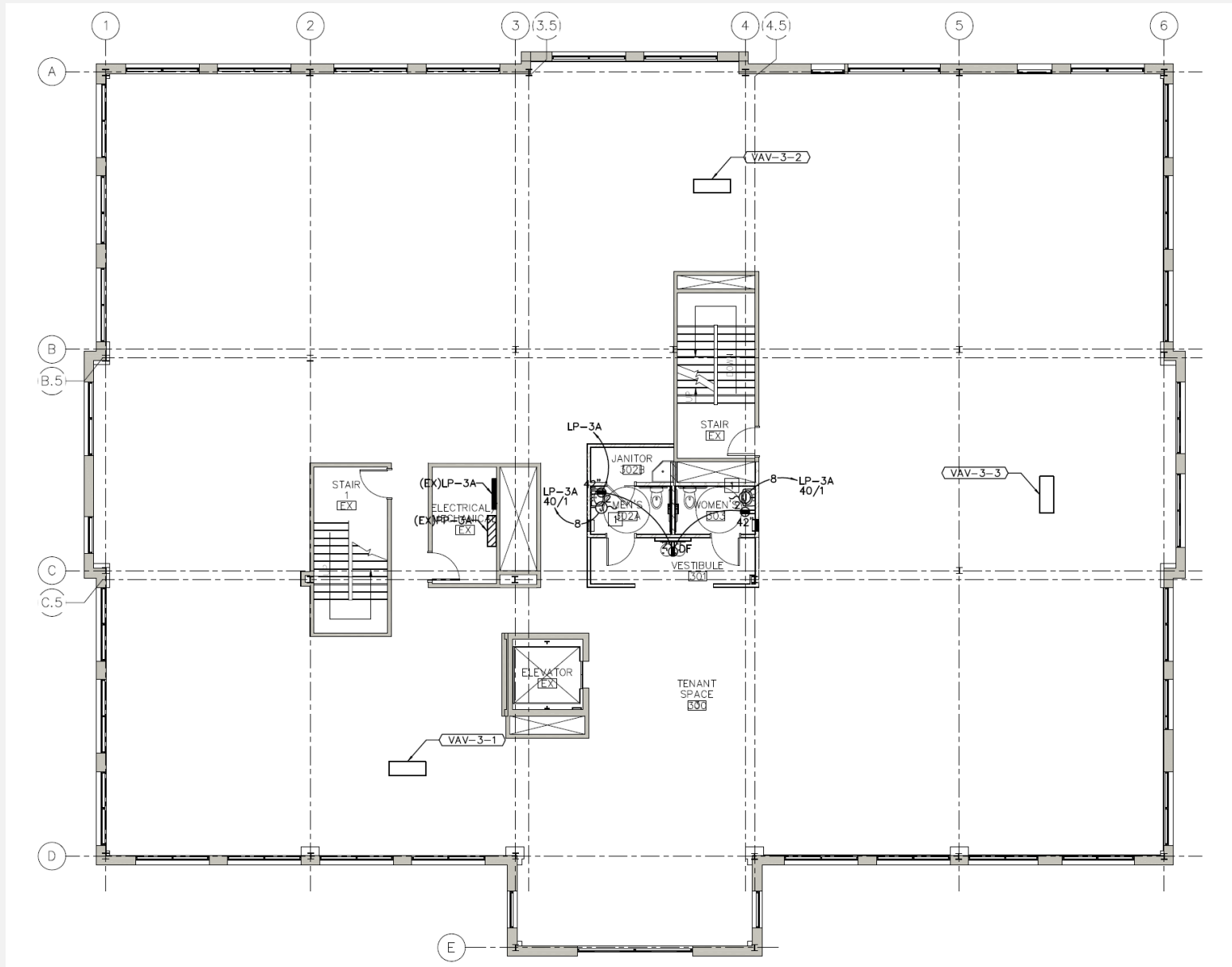


## SECOND FLOOR – AS BUILT CONDITION





# 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

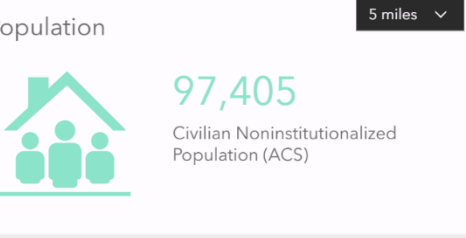
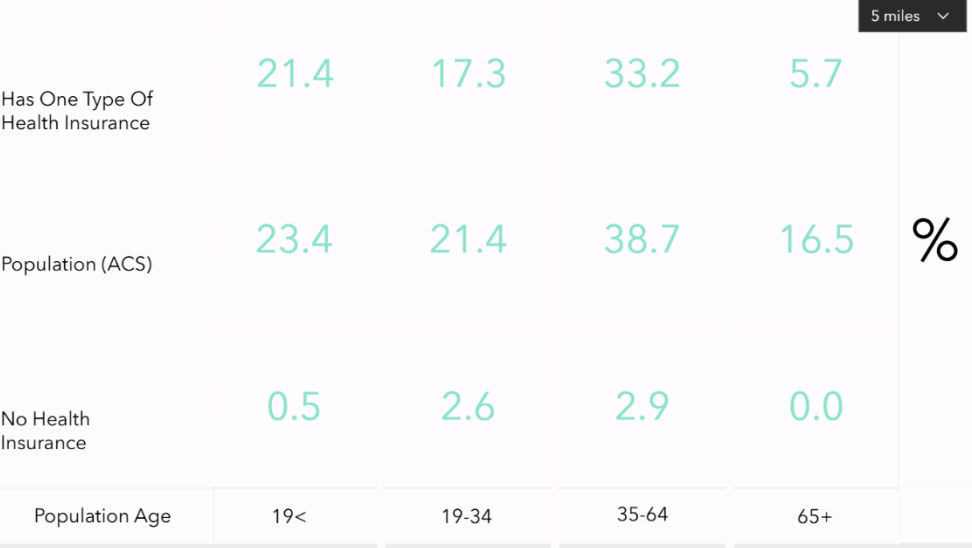


# DEMOGRAPHICS & HEALTHCARE SPENDING

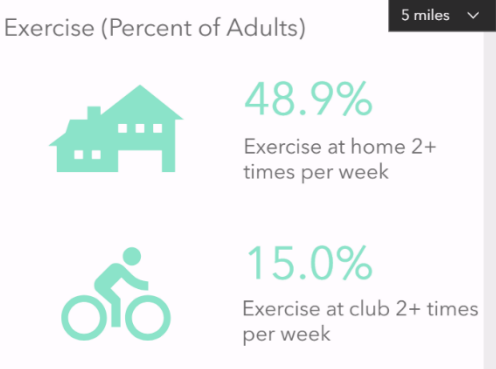
## Health Care & Insurance

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](#)

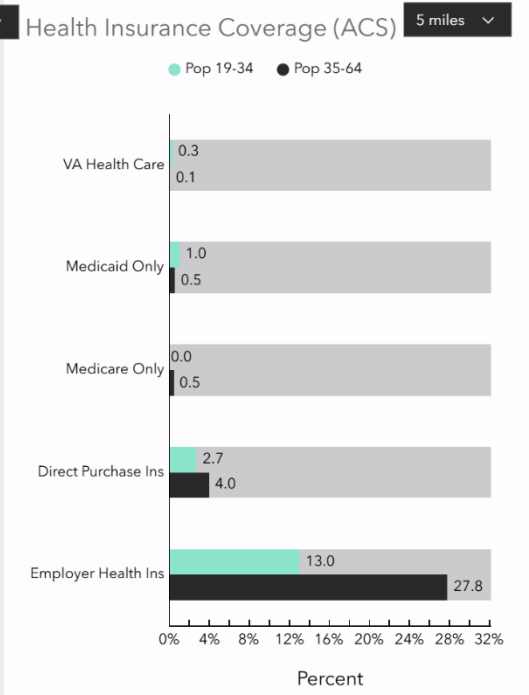


 **THE SCIENCE OF WHERE™**  
Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri (2025, 2030).  
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5 miles

Health Care (Consumer Spending) Expenditure	
Blue Cross/Blue Shield	\$1,515.0
Medicare Payments	\$1,153.4
Physician Services	\$352.0
Dental Services	\$572.2
Eyecare Services	\$104.7
Lab Tests/X-rays	\$100.7
Hospital Room & Hospital Service	\$305.2
Convalescent/Nursing Home Care	\$45.6





# DEMOGRAPHICS & HEALTHCARE SPENDING

## DEMOGRAPHIC PROFILE

4515 Southlake Pkwy, Hoover, Alabama, 35244

Rings: 3, 5, 10 mile radii

Interesting Behaviors facts

5 miles

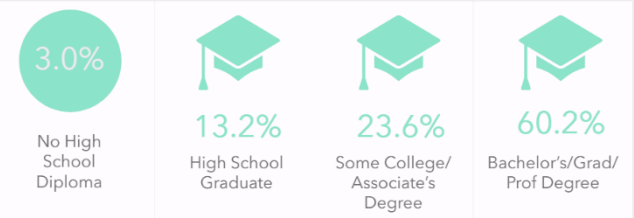
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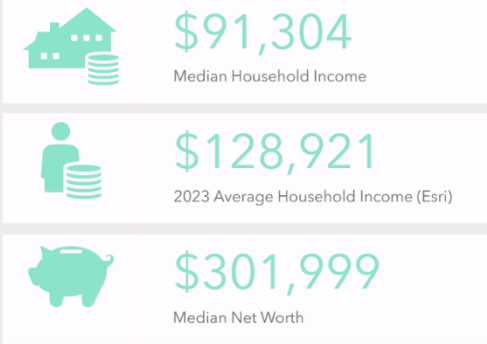
### EDUCATION

5 miles



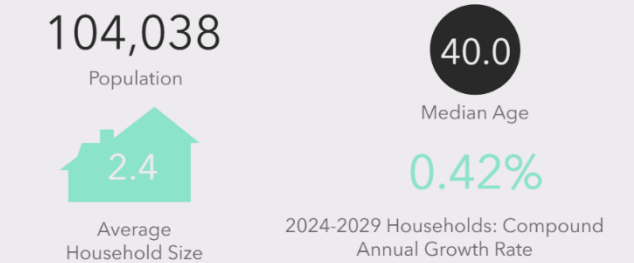
### INCOME

5 miles



### KEY FACTS

5 miles



### ANNUAL HOUSEHOLD SPENDING

5 miles



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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