

# Prominence Shops Shopping Center Vestavia Hills, AL 35244

## 2,860 SF MEDICAL SPACE AVAILABLE

### Space for Lease

8000 Liberty Parkway  
Vestavia Hills, AL 35242

### Property Info

- \* 2,860 sf
- \* Previously Occupied by Skin & Wellness.

### Floor Plan:

- \* 8-Spa/Treatment rooms with counters and sinks
- \* Managers Office;
- \* Lrg Waiting Room;
- \* 2 restrooms; Storage; Server Room

**Total GLA:** 25,203 SF

**Base Rate:** \$25 per sf; NNN Lease

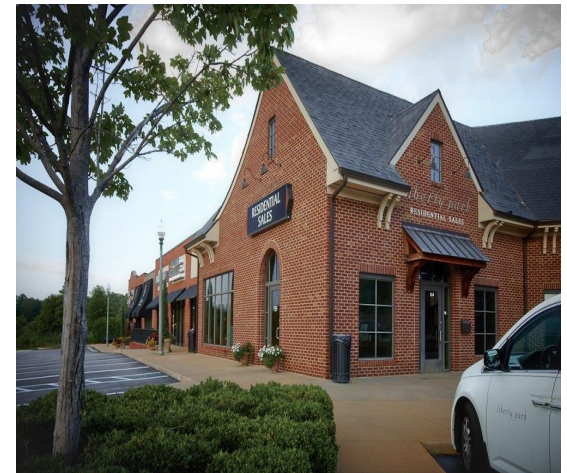
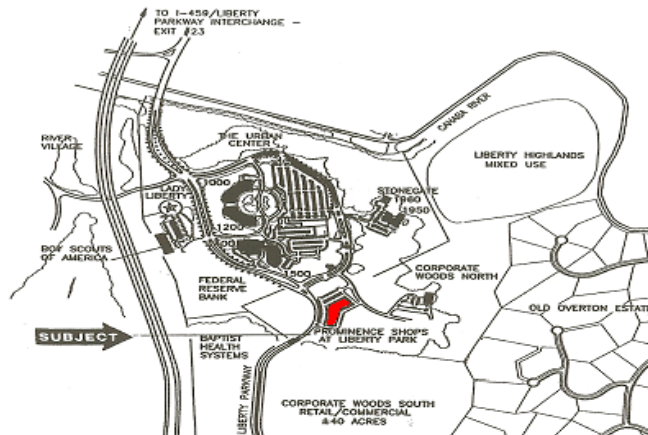
**Parking:** Free

Hyper Link: [ID360](#)



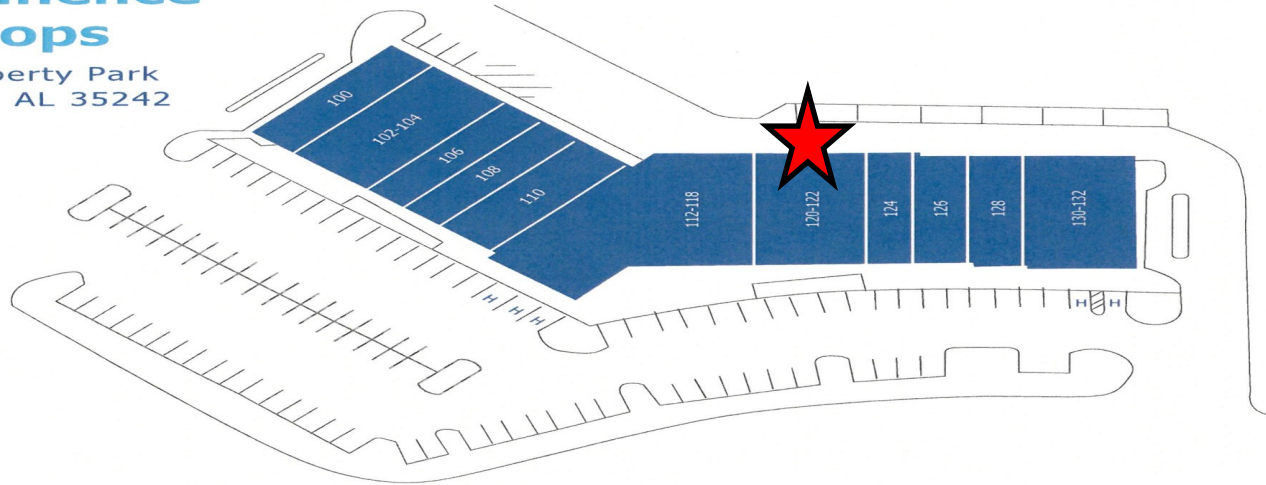
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**Dan Anderson**  
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danderson@engelrealty.com



## Prominence Shops

8000 Liberty Park  
Vestavia, AL 35242



STE	TENANT	SF
100	Liberty Cleaners	1,500
102-104	Leon, La Taberna	3,100
106	Liberty Nails	1,550
108	Domino's Pizza	1,550
110	Salon 12	1,550
112-118	Grandview Health	5,893
120-122	AVAILABLE	2,860
124	Subway	1,430

126	Genesis Dental Group	1,430
128	Christine Abenoja, DMD	1,837
130-132	Southpoint Bank	2,453
TOTALS		
Total SF		25,203

122 Total Property Parking
117 General Parking Spaces
5 Handicap Parking Spaces



David Smith, Senior Property Manager | Office: 205-402-9990 | dsmith@fairwaymg.com

LEASING INFORMATION: Engel Realty | Dan Anderson, Executive V.P.  
Office: 205-939-8239 | Cell: 205-915-2731 | danderson@engelrealty.com | www.engelrealty.com

# VESTAVIA HILLS CURRENT USES THE 2015 INTERNATIONAL FAMILY OF BUILDING CODES

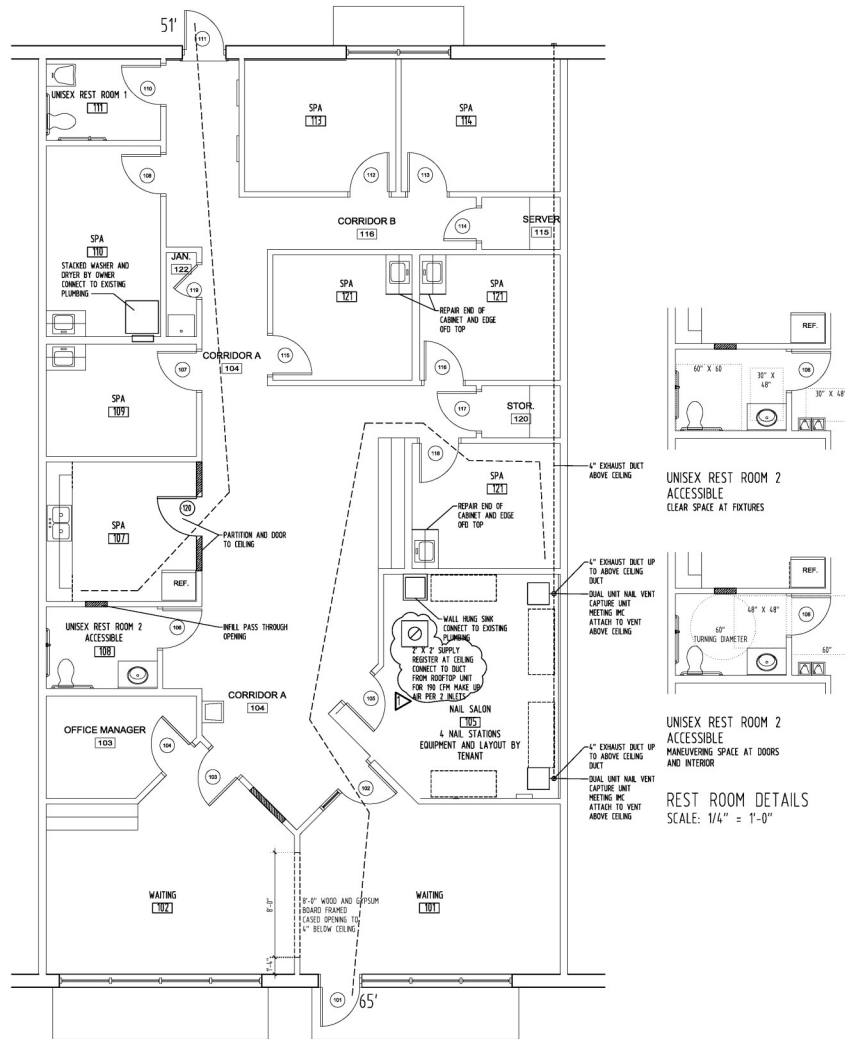
## Life Safety and New Work Notes

1. This project consists of tenant improvements within a previously permitted space. The Business Occupancy is unchanged. Tenant space is 2753 sf. Occupancy load is 28 occupants.
2. Two exits are provided and are within the allowed travel distance and allow exit for 28 occupants.
3. Per IBC 2902 For Business Occupancy and 28 occupants, separate facilities are required. Employee and public toilets may be combined. 2 Rest Rooms are provided, one of which is accessible.
4. Replace all ceiling grid and tiles that are damaged by demolition activities.
5. Verify exit lights at path of travel to exits are in good working order.
6. Install owner provided luxury vinyl tile at all locations. Paint throughout.
7. Patch wall and floor areas where utilities are capped or removed and finish to match adjacent areas.
8. Hardware to be ADA accessible and match trim and color of existing.
9. Patch walls where partitions or cabinets are removed.
10. Ventilation at the nail stations to be HealthyAir Nail Source Capture System: Dual Unit, or equal.

FLOOR PLAN  
SCALE: 1/4" = 1'-0"



NEW CONSTRUCTION THIS PROJECT. DOOR, FRAMING AND GYPSUM BOARD TO MATCH EXISTING



TENANT IMPROVEMENTS FOR  
LIBERTY PARK SPA  
LIBERTY PARK, VESTAVIA HILLS, AL 35242

FLOOR PLAN AND NOTES

1  
Scale: As Noted

Architect's Seal  
Not Valid Unless Signed

Engineer's Seal

**TENANT IMPROVEMENTS FOR  
LIBERTY PARK SPA  
LIBERTY PARK, VESTAVIA HILLS, AL 35242**

Mark Durme, Architect  
1800 Indian Creek Drive Indian Springs, AL 35894-5015 email: mjd@markdurme.com

Revisions	No. Date Used or Printed	Date Of Issue
1		11.01.2018

Floor Plan

Date: OCTOBER 26, 2018

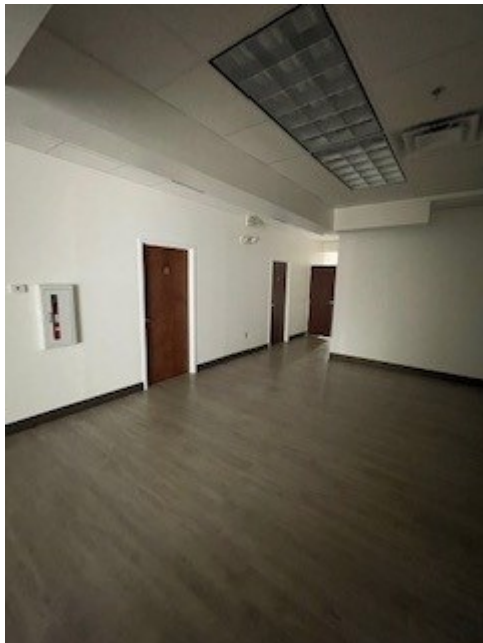
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# Interior Pictures





<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
POPULATION:	999	29,636	96,972
AVG. HH INCOME:	\$131,632	\$124,374	\$104,416
NUMBER OF HOUSEHOLDS:	405	12,038	42,781



