

**FOR LEASE**

The King Building - Chalkville

5239 Old Springville Road, Pinson, AL 35126



RED ROCK



**2,500 SF Medical Office**

**Lease Rate: \$12.00 SF/yr (NNN)**

**TRISH RUSHING, CCIM**

*VP Commercial Brokerage*

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## PROPERTY OVERVIEW

Well positioned two story medical office building with two former Dental Suites available for up to +/-2,500sf of medical office. Vacant suites are located on the second floor and can be leased together or separately. The suites are plumbed with water and drain lines throughout as well as reception areas and treatment rooms. Easy conversion for many different medical uses or traditional office space.

## PROPERTY HIGHLIGHTS

- Adjacent to Publix at main intersection
- Excellent visibility and signage
- 66 on site parking spaces
- Great Tenant mix

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	15,464 SF
Available SF:	1,250 - 2,500 SF
Lot Size:	1.36 Acres
Number of Units:	10
Year Built:	1985
Zoning:	C1
Market:	Clay Pinson

*Presented By:*

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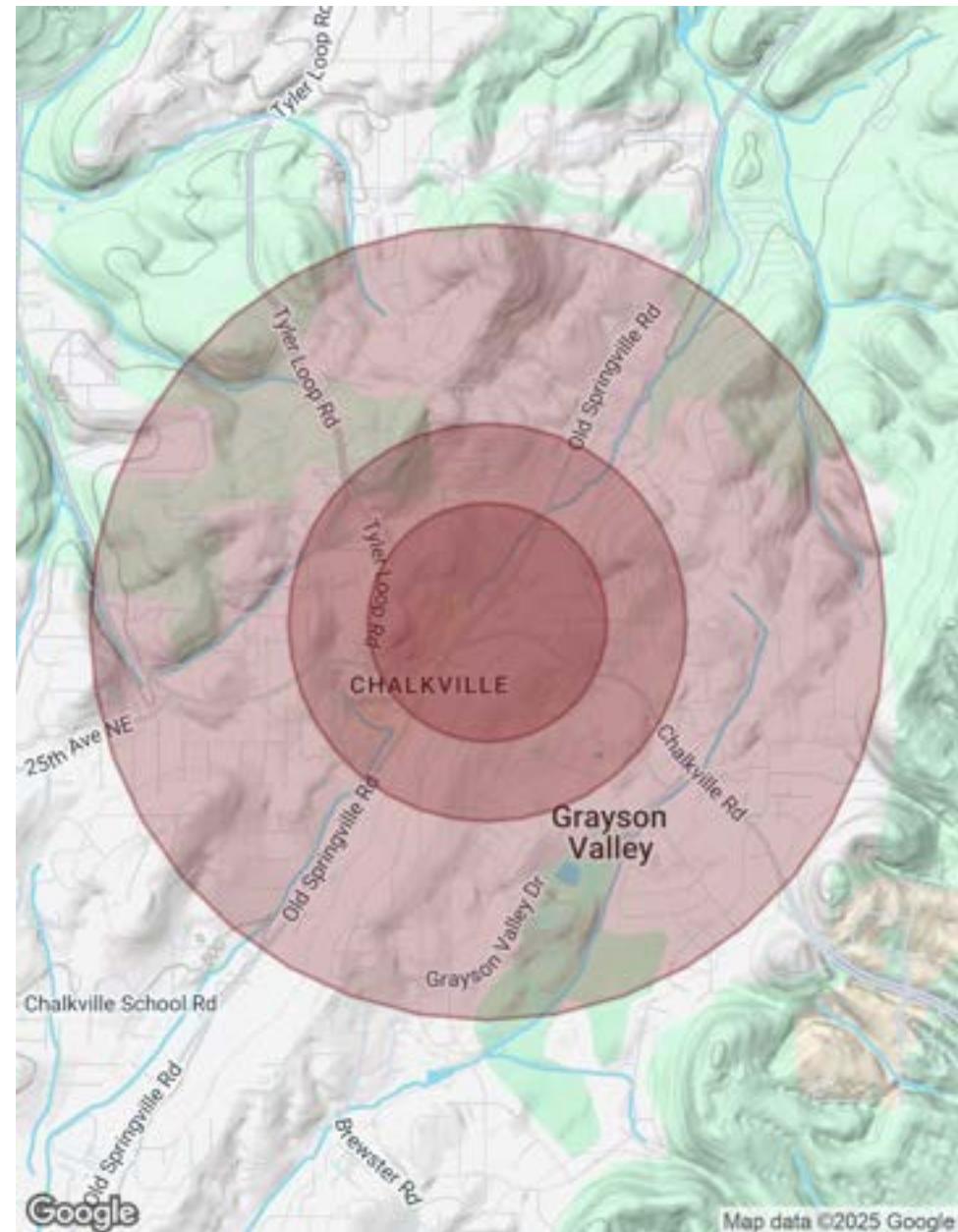
**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	1,704	7,578
Average Age	39	38	38
Average Age (Male)	37	36	36
Average Age (Female)	40	40	40

**HOUSEHOLDS & INCOME**

	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	642	2,894
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$76,509	\$73,007	\$67,739
Average House Value	\$167,270	\$163,264	\$166,249

Demographics data derived from AlphaMap



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