

# Prime Sublease Opportunity Medical/Office Retail

41375 U.S. 280 | Sylacauga, AL 35150

**Call for Pricing  
3,153 Sq Ft**



## Location



## Property Highlights

- 3,153 SF sublease space
- Existing Physical Therapy/medical build-out
- High-visibility location on US Hwy 280
- Furniture & equipment negotiable
- Ample parking and easy ingress/egress
- Strong surrounding retail and service mix
- Rate negotiable – call for pricing
- This versatile, move-in-ready space offers an exceptional opportunity in one of Sylacauga's busiest retail and medical corridors. Contact us for additional details and pricing information.

**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

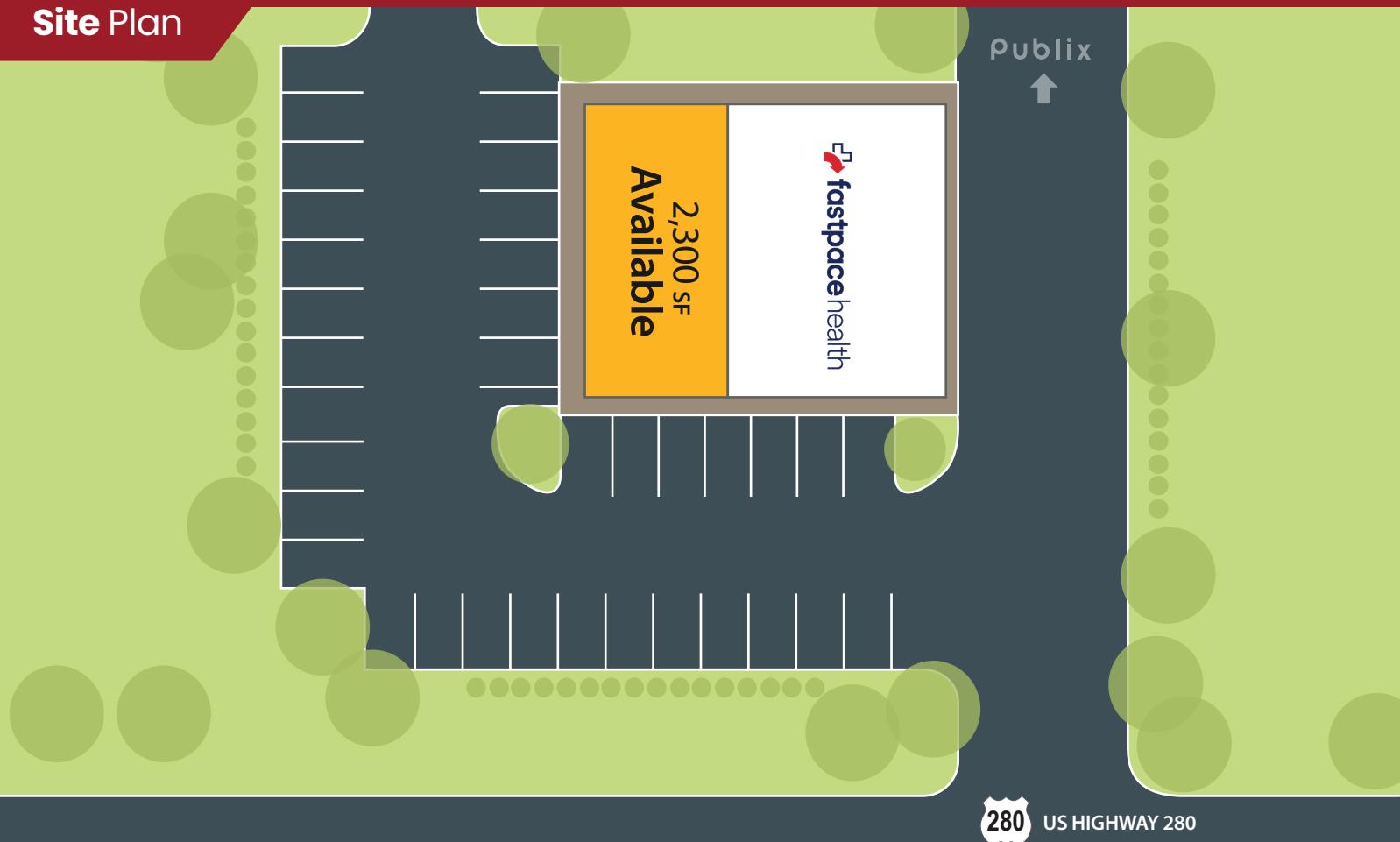
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[www.chasecommercial.com](http://www.chasecommercial.com)

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## Site Plan



## Property Information

Position your business for success with this 3,153 SF sublease space located directly on US Highway 280, one of Sylacauga's most heavily traveled commercial corridors. This space sits within a well-maintained retail/medical building offering strong visibility, convenient access, and consistent traffic flow. Urgent care is currently operating next door.

The suite is fully built out as a Physical Therapy space, offering a functional layout ideal for medical, wellness, or other professional service users. Furniture, fixtures, and equipment are negotiable, allowing for a smooth and cost-effective transition for a new tenant. Urgent Care is currently operating next door.

## Location Description

Situated along US 280, the property benefits from excellent exposure to daily commuter and local traffic connecting Sylacauga with surrounding communities. The area is home to a mix of national retailers, medical providers, restaurants, and service businesses, making it a prime location for tenants seeking both visibility and accessibility. With ample parking and strong area demographics, this is a strategic opportunity for operators looking to enter or expand within the Sylacauga market.

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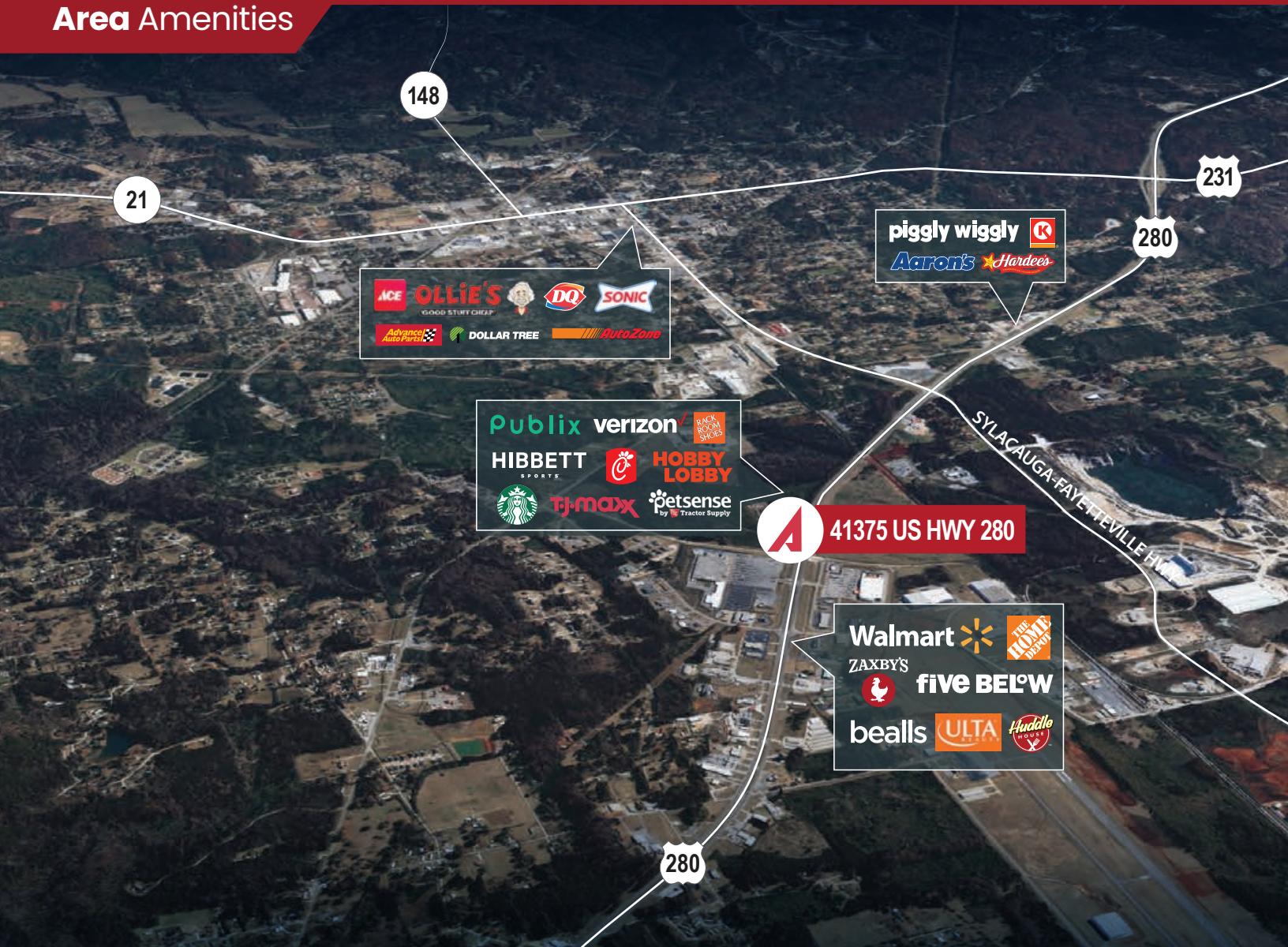
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## Area Amenities



## 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 |
|---------|------------------|------------------|-------------------|
| 1 Miles | 559              | 1,307            | \$56,220          |
| 3 Miles | 5,475            | 12,447           | \$58,540          |
| 5 Miles | 8,299            | 19,094           | \$61,290          |

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