

MEDICAL SPACE FOR LEASE

3415 Independence Drive
Homewood, AL 35209



**PREMIER
HOMWOOD
LOCATION**

SUITE 100: 1,063 SF

LEASE RATE: \$22.00/SF NNN



DOWNTOWN
HOMEWOOD

3415
INDEPENDENCE
DRIVE



INDEPENDENCE DRIVE
(HIGHWAY 31)
46,395 VPD

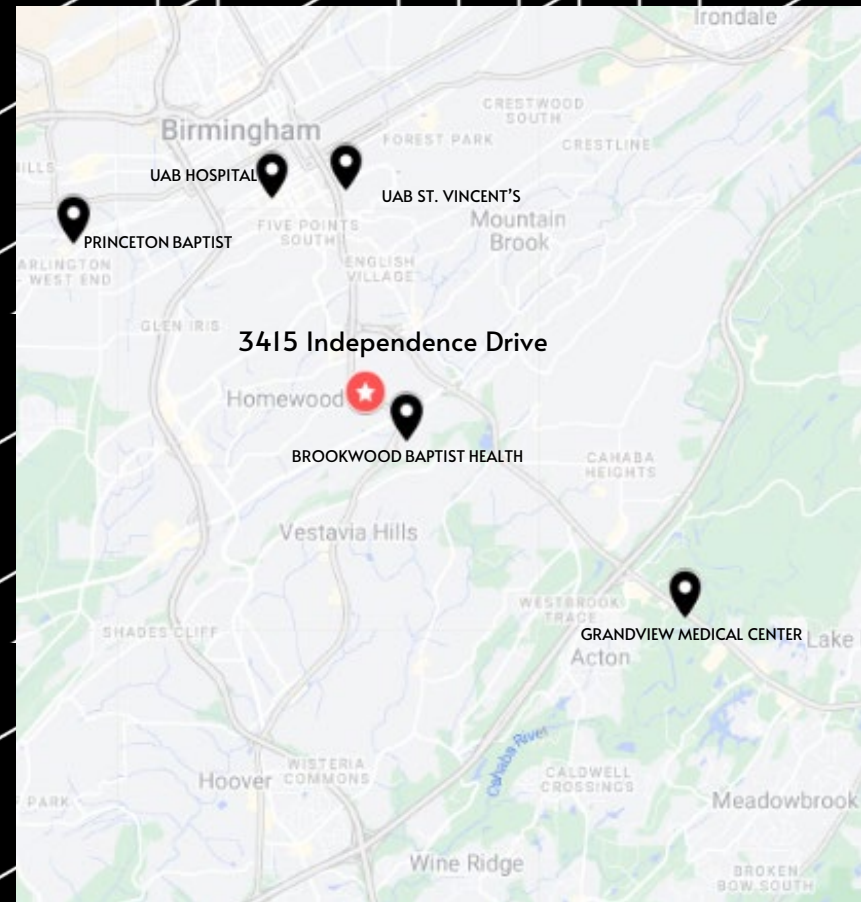
Join Skin Wellness Dermatology, Alabama Sleep & Lung, and Allolink Medical in the heart of Birmingham's medical corridor.

This move in ready suite located at 3415 Independence Drive is perfect for your practice location. Easy parking and directional signage provides a convenient experience for patients.

This functional layout is in the heart of Homewood and central to Birmingham's major hospitals and most affluent neighborhoods.

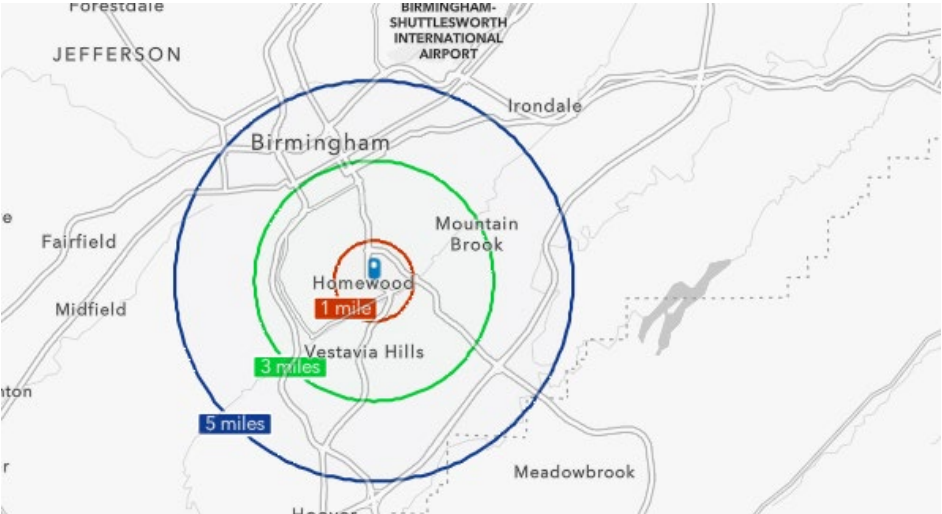
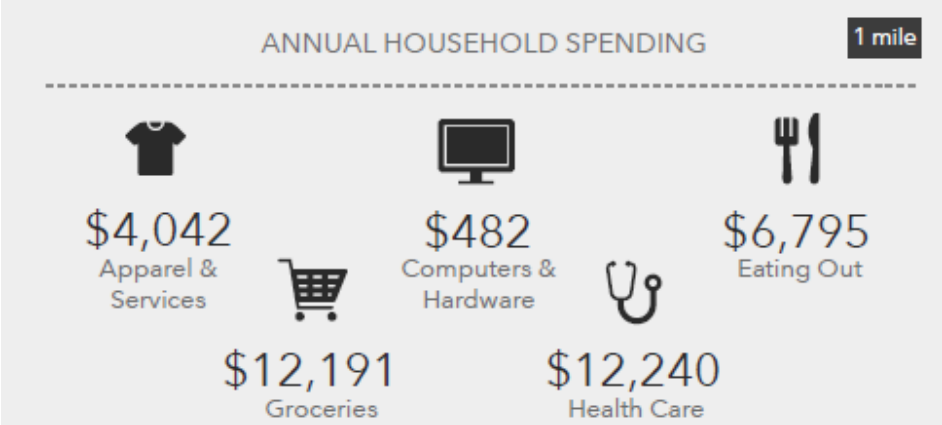
PROPERTY HIGHLIGHTS

- 1,063 SF
- Functional layout includes 5 private rooms, break area and mail/printing counter
- 46,394 vehicles per day on Independence Drive (Highway 31)
- Directory signage available
- Convenient parking at suite entrance
- In the heart of the Birmingham area's highest income neighborhoods, convenient to Downtown Birmingham and all area hospitals
- Walking distance to shops and restaurants in Downtown Homewood



DEMOGRAPHICS AND HEALTH CARE SPENDING

	1 Mile	3 Mile	5 Mile
Population	7,901	82,294	186,735
Housing Units	3,009	35,306	81,230
Average Household Income	\$195,470	\$140,253	\$123,978
Annual Household Health Care Spending	\$12,240	\$8,860	\$8.101



HEALTH CARE AND INSURANCE (1 MILE)

Health Care Expenditure 1 mile

\$7,935
Annual Health Insurance Expenditures

\$4,305
Medical Care

305
Medicare Only

339
Direct-Purch & Medicare

230
Employer & Medicare

57
Medicare & Medicaid

Health Care (Consumer Spending) 1 mile

Category	Annual Expenditure
Blue Cross/Blue Shield	\$2,098.6
Medicare Payments	\$1,694.7
Physician Services	\$529.3
Dental Services	\$853.7
Eyecare Services	\$152.3
Lab Tests/X-rays	\$137.7
Hospital Room & Hospital Service	\$427.1
Convalescent/Nursing Home Care	\$79.1

Health Insurance Coverage (ACS) 1 mile

● Pop 19-34 ● Pop 35-64

Insurance Type	Pop 19-34 (%)	Pop 35-64 (%)
VA Health Care	0.0	0.0
Medicaid Only	0.2	0.1
Medicare Only	0.1	0.1
Direct Purchase Ins	7.4	2.5
Employer Health Ins	18.5	25.8

Percent



FOR MORE INFORMATION CONTACT:

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