

**FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE**



## **The Physicians Plaza**

**2,106 RSF Available**

**7067 Veterans Parkway, Pell City, AL 35125**

Proudly owned & managed by

**Healthpeak®** | **DOC  
LISTED  
NYSE**

**SCOTT DUNKLE, VICE PRESIDENT - LEASING**  
**414.367.5556 | [SDunkle@healthpeak.com](mailto:SDunkle@healthpeak.com)**



## PROPERTY OVERVIEW

This outpatient medical building is connected to St. Vincent's St. Clair hospital. It is located 30 miles east of Birmingham and on Interstate 20 in the Atlanta-Birmingham corridor. Services within the building include pain, wellness, an eye hospital, and dialysis. Services within the attached hospital include a sleep disorders center, advanced wound care, 24/7 emergency room, laboratory, and surgical services, among other offered specialties.

---

### Campus Setting

On-campus – St. Vincent's St. Clair

---

### Building Details

37,021 RSF  
Built in 2012  
Two stories

---

### Available

Ste 205: 2,106 RSF

---

### Access

Easy access to and from I-20 and Wolf Creek Road N.

Directly connected to St. Vincent's St. Clair Hospital

---

### Parking

Ample Surface Parking

---

Proudly owned & managed by

Healthpeak® | DOC  
LISTED  
NYSE

SCOTT DUNKLE, VICE PRESIDENT - LEASING  
414.367.5556 | [SDunkle@healthpeak.com](mailto:SDunkle@healthpeak.com)



# THE PHYSICIANS PLAZA

7067 VETERANS PARKWAY, PELL CITY, AL 32125



## AFFILIATED HOSPITAL

Ascension St. Vincent's St. Clair opened in 2011 and is licensed for 40 beds. Services at the hospital include a medical and surgical unit, an ICU, a 24/7 emergency room, a GI lab, and inpatient and outpatient surgical services. It also offers respiratory care, neurological services, orthopedics, sports medicine, physical therapy, occupational health, speech therapy, diabetes education, pain management, transitional care, a sleep disorders center, and an advanced wound care center.

## AREA OVERVIEW

Pell City is located in the Atlanta-Birmingham corridor, allowing easy access to all the Southeast's major markets. In addition, the city is home to Jefferson State Community College and the Pell City Center for Education and the Performing Arts, which is home to a 400-seat theatre. It also has a recently renovated civic center that offers updated recreation facilities within the park.

Proudly owned & managed by

Healthpeak® | DOC  
LISTED  
NYSE

SCOTT DUNKLE, VICE PRESIDENT - LEASING  
414.367.5556 | [SDunkle@healthpeak.com](mailto:SDunkle@healthpeak.com)



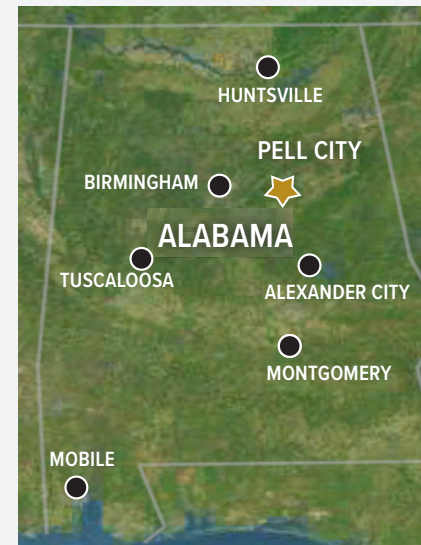
# THE PHYSICIANS PLAZA

7067 VETERANS PARKWAY, PELL CITY, AL 32125



## DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	3,136	\$52,520
5-Miles	15,117	\$46,072
15-Miles	107,483	\$58,814



### Area Healthcare

#### Alexander City

- Russell Medical Center

#### Huntsville

- Huntsville Hospital
- Crestwood Medical Center

#### Mobile

- USA Health Children's & Women's Hospital
- Infirmary Health
- Providence Memorial Hospital
- Springhill Medical Center

#### Montgomery

- Jackson Hospital
- VA Medical Center
- Baptist Medical Center South

#### Tuscaloosa

- DCH Regional Medical Center
- VA Medical Center

Proudly owned & managed by

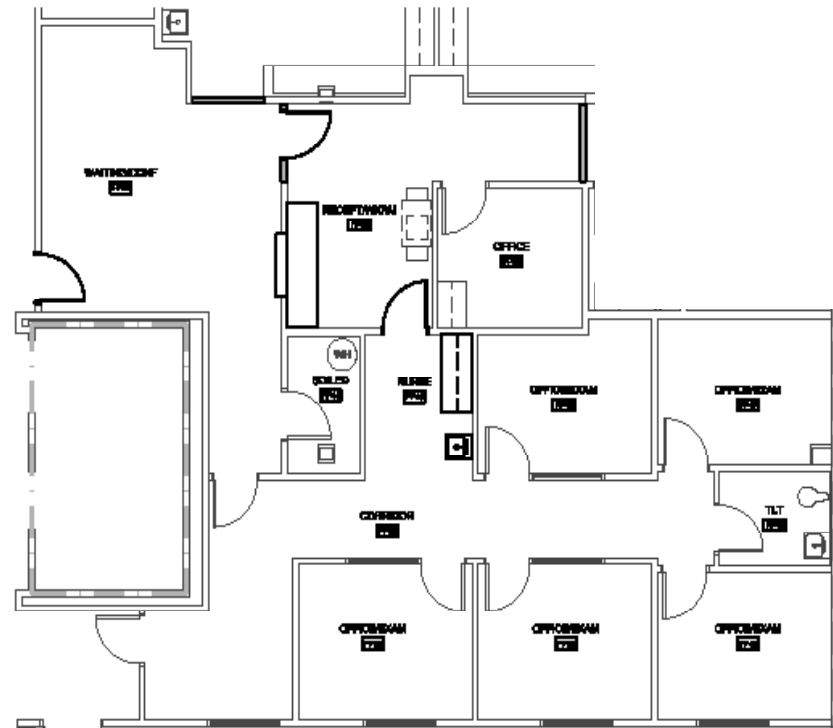
Healthpeak® | **DOC**  
LISTED  
NYSE

SCOTT DUNKLE, VICE PRESIDENT - LEASING  
414.367.5556 | [SDunkle@healthpeak.com](mailto:SDunkle@healthpeak.com)



**SUITE 205**  
**2,106 RSF**

## TEST-FIT LAYOUT



Healthpeak® | DOC  
LISTED  
NYSE

SCOTT DUNKLE  
Direct 414.367.5556  
Mobile 407.620.1496  
SDunkle@healthpeak.com

