

# MEDICAL SPACE FOR LEASE

3415 Independence Drive  
Homewood, AL 35209



**PREMIER  
HOMWOOD  
LOCATION**

**SUITE 100: 1,063 SF**

**LEASE RATE: \$2,500/month  
full service**



DOWNTOWN  
HOMEWOOD

3415  
INDEPENDENCE  
DRIVE



INDEPENDENCE DRIVE  
(HIGHWAY 31)  
46,395 VPD

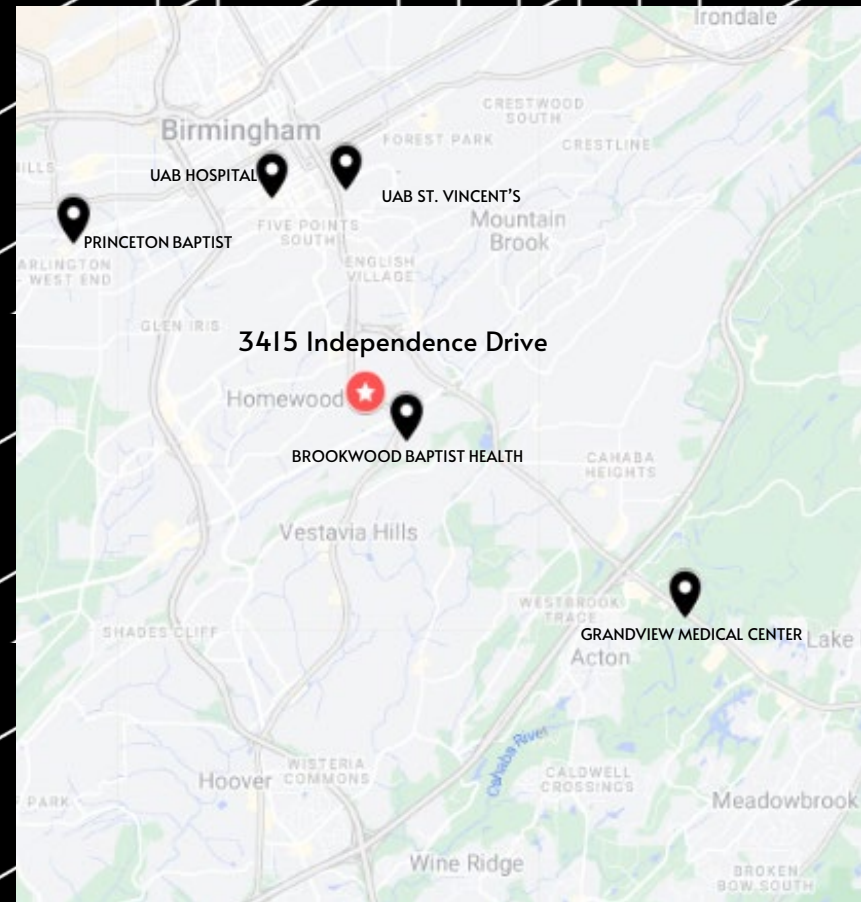
**Join Skin Wellness Dermatology, Alabama Sleep & Lung, and Allolink Medical in the heart of Birmingham's medical corridor.**

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.

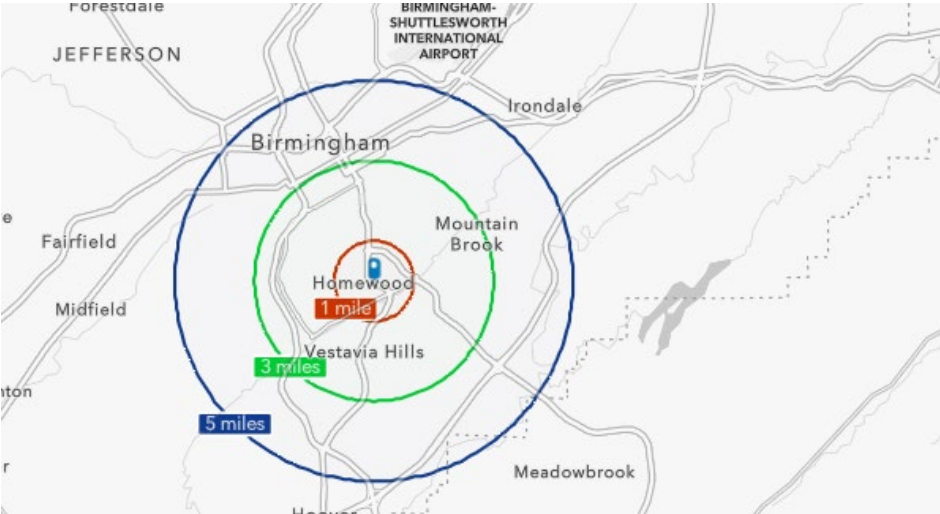
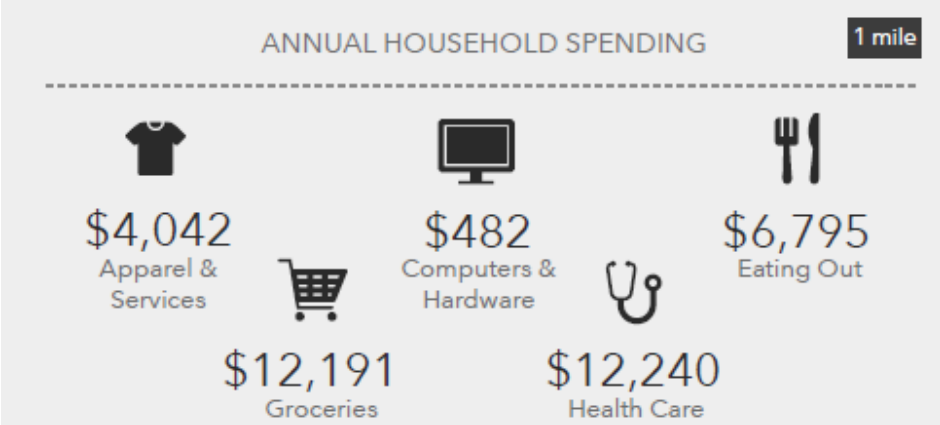
## PROPERTY HIGHLIGHTS

- 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:

Katy Lincoln

205.706.0676

[katy@lincolncre.com](mailto:katy@lincolncre.com)

2208 University Blvd | Suite 102 | Birmingham, AL 35223

[www.lincolncre.com](http://www.lincolncre.com) | 205.706.0676