



MEDICAL OFFICE SPACE FOR LEASE

230 East Street North, Talladega, AL 35160

Medical office space available
along main Talladega corridor



Former PT Space



Side Entrance



Lobby/Reception



ASKING RATE:
Call For Pricing



AVAILABILITY:
±6,901 SF
Potential to subdivide



LOCATION:
Ideally located along main
corridor into Talladega

SIGNAGE:
Ideal signage opportunity
along high-traffic corridor
(8,310 AADT on East St N)



DETAILS:
Turn-key former PT space
as well as shell condition
additional space



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For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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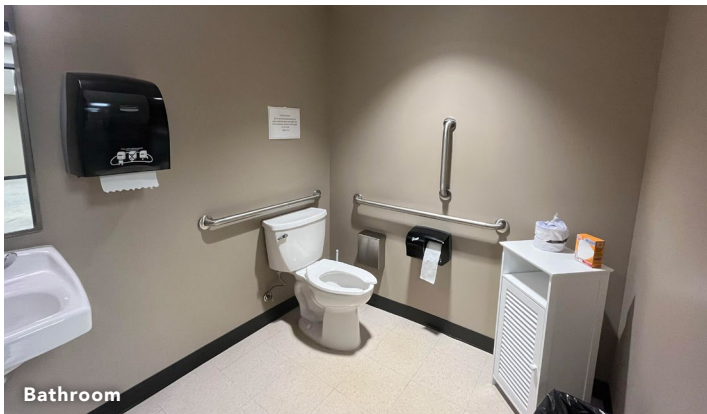
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Lobby/Reception



Available Space



Bathroom



Available Space
Potential for X-ray Room



Private Appointment Rooms



Former PT Space

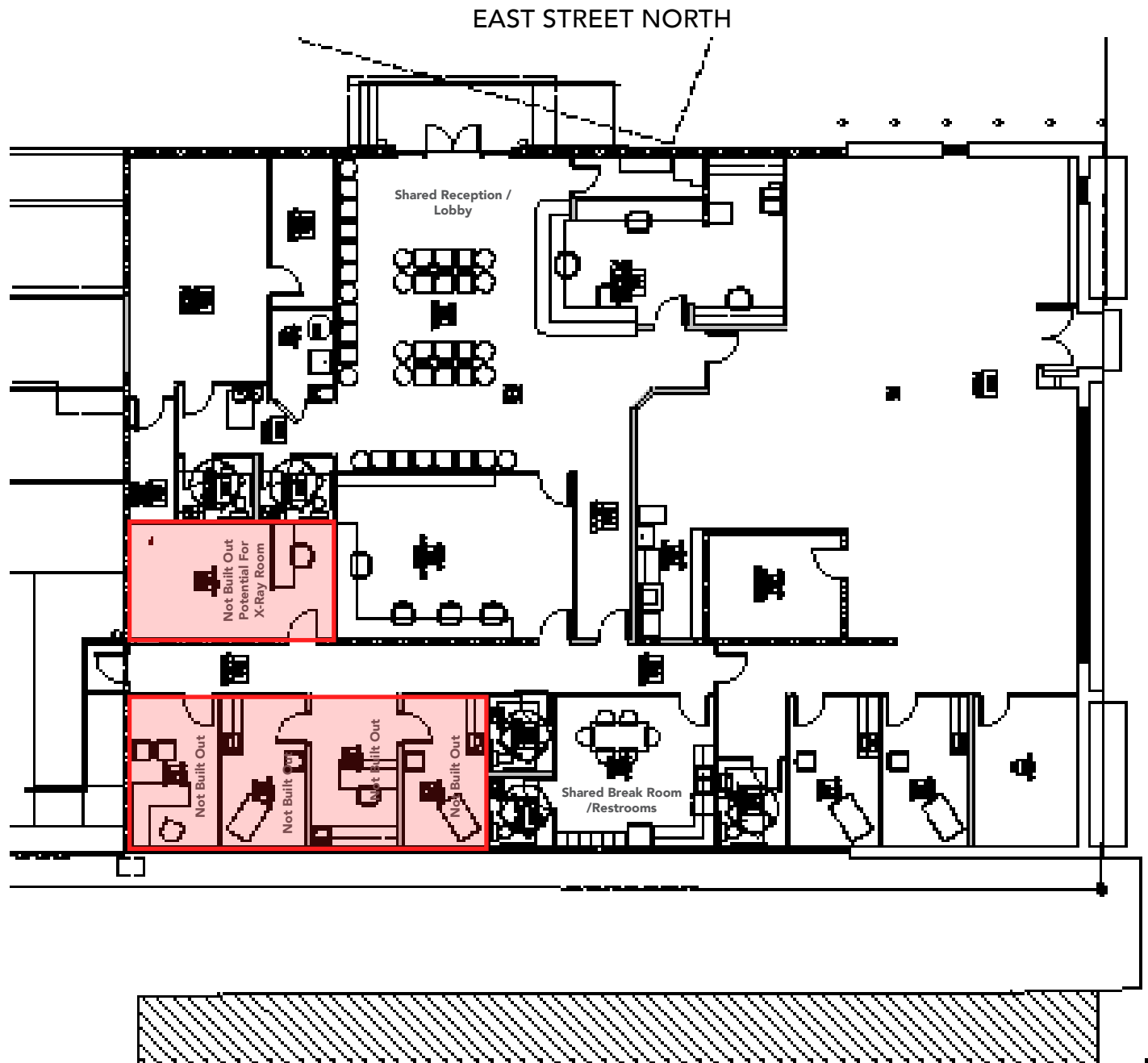


Break Room

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NOT BUILT OUT

±6,901 SF AVAILABLE - POTENTIAL TO SUBDIVIDE



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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2024 Estimated Population | 5,390 | 15,310 | 18,703 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2024 Estimated Households | 2,117 | 5,908 | 7,425 |

| EMPLOYEES | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|--------|---------|---------|
| 2024 Estimated Total Employees | 3,576 | 6,282 | 7,007 |

TALLADEGA, AL

Surrounded with the beauty of nature, nestled up to the Talladega National Forest and Cheaha State Park, and filled with beautiful antebellum homes, the City of Talladega has something for everyone. With approximately 16,000 residents, the City has the unique flavor of a century old railroad hub and the bustling sounds of train whistles. The Historic Ritz Theatre on the Courthouse Square has two seasons a year for national productions of concerts, Broadway shows and local theatrical performances.

The City is home to the Alabama Institute for the Deaf and Blind, with their four campuses; School for the Deaf, School for the Blind, E.H. Gentry Vocational School and the Helen Keller School. There are specially designed sidewalks and audible crosswalk signals for the visually impaired throughout the City.

Numerous parks and green spaces in the City host newly installed playgrounds. The Ben E. Bruner Sports Complex has playing fields for baseball, softball, soccer and football. The Spring Street Recreation Center has an indoor swimming pool, walking track and fitness center.

Talladega is also home to the Talladega Superspeedway. Since Alabama International Motor Speedway (as it was called until 1989) opened its gates in September of 1969, the track has surpassed every initial expectation in terms of sheer size, speed and competition. Over the last ten years, the economic impact from the NASCAR races hosted at the track is \$3.9 billion – a number that is sure to grow as race events continue to see spikes in attendance.



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