



MEDICAL/OFFICE SPACE FOR LEASE

151-153 Narrows Parkway, Birmingham, AL 35242

Medical/office space for lease with high visibility along US 280



153 NARROWS PKWY



151 NARROWS PKWY - BUILDING #2 & #3



LEASE RATE:

Call For Pricing



AVAILABILITY:

151 Narrows Pkwy - Building #2
1st floor – ±3,390 SF - \$21/SF NNN



151 Narrows Pkwy - Building #3
1st floor – ±6,126 SF – 2nd generation medical space - \$21/ SF NNN

2nd floor – ±3,275 SF – Office (no elevator, stair access only)



153 Narrows Pkwy

2nd floor – Ste 202 - 2,246 SF – 2nd generation medical space (bldg has elevator)



DETAILS:

- Located with prime visibility along Highway 280
- Ample parking
- Signage opportunity (Billboard)
- Come Join Azia Medical Spa, Benchmark Physical Therapy, Narrows Podiatry, and Early Autism
- In Unincorporated Shelby County



HARBERT
RETAIL

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LACEY SCOTT

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

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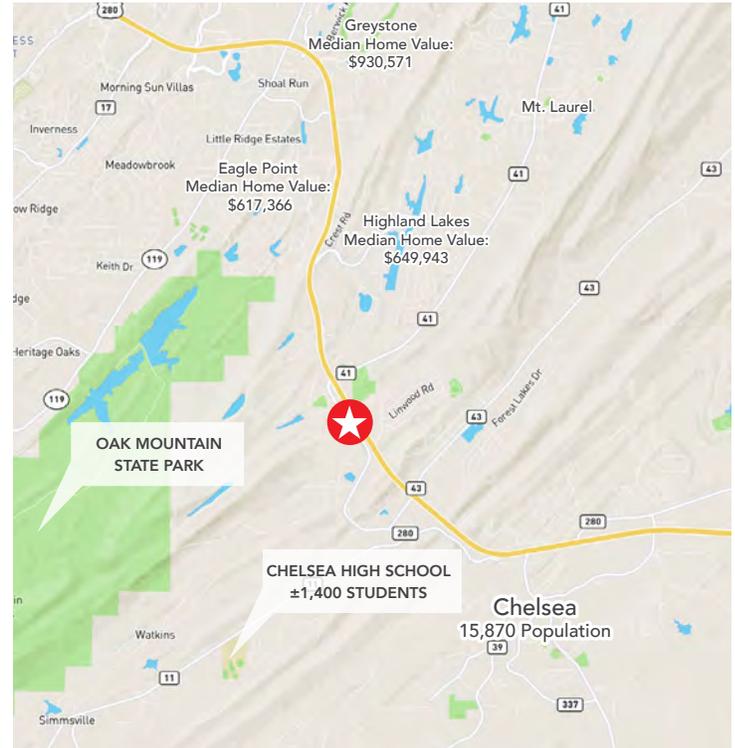
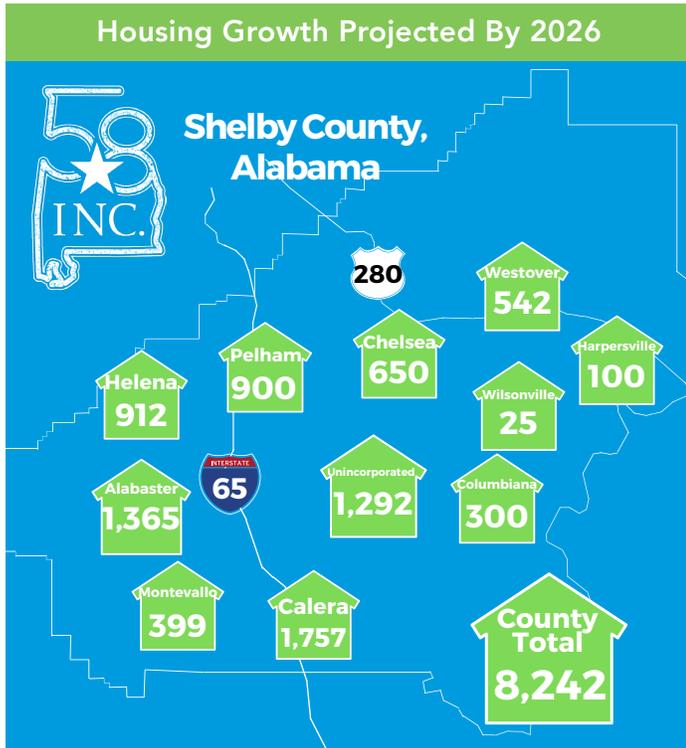
SHELBY COUNTY, ALABAMA

CHELSEA

With a population of 15,870, Chelsea is consistently ranked as one of the fastest growing cities in the State of Alabama. As part of the Birmingham-Hoover MSA, Chelsea is conveniently situated approximately 10 miles southeast of Birmingham on the US Hwy 280 corridor, which provides access to the amenities of a metropolitan area from the comfort of a family friendly community.

HOOVER (GREYSTONE AND HWY 280/INVERNESS)

Hoover is known for its nationally recognized public school system, its well-educated workforce (more than 56% of the population 25+ has a bachelor's degree or higher), diverse housing options, numerous public parks, and nature preserves, and its favorable business climate. The Inverness/280 portion of the city is one of the busiest commercial corridors in Alabama. It contains many shopping options for people who live and work in that area and beyond, including the Village of Lee Branch commercial center and Tattersall Park. In 2018, McLeod Software relocated to the City of Hoover on highway 280 with 350+ employees.



SHELBY COUNTY GROWTH STATISTICS

44%

POPULATION GROWTH
2000-2020

1.26%

PROJECTED ANNUAL POPULATION
GROWTH (NEXT 5 YEARS)

11,280

PROJECTED NEW HOMES
BUILT BY 2027



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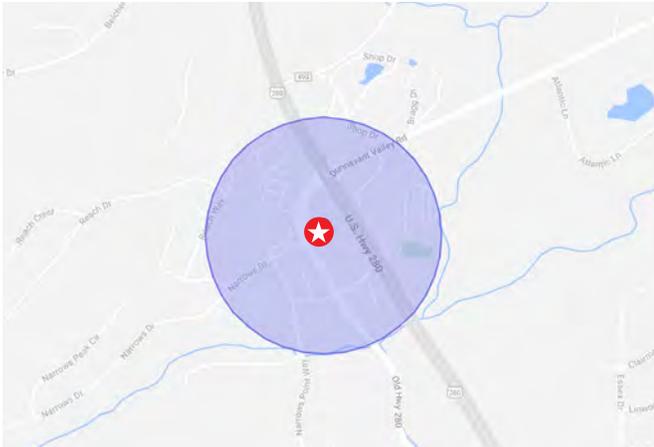
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LOCATED IN HIGH-GROWTH, HIGH-INCOME AREA



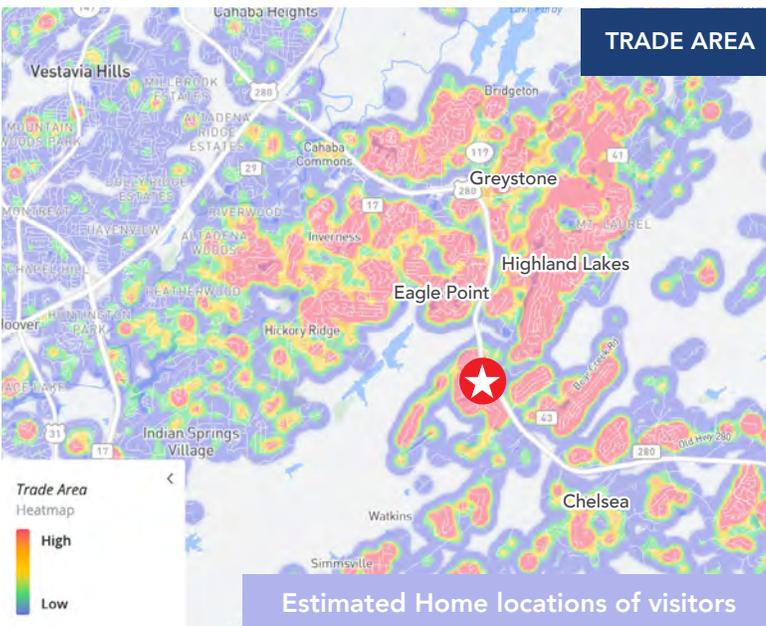
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	186.5K
Visitors	57K
Visit Frequency	3.27x
Avg Dwell Time	49 minutes

186.5K
VISITS

\$110K+
AVG HH INCOME
WITHIN 1 MILE

279.6K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	1,925	19,417	61,166

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Avg HH Income	\$110,780	\$170,975	\$159,568

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	873	7,374	25,195



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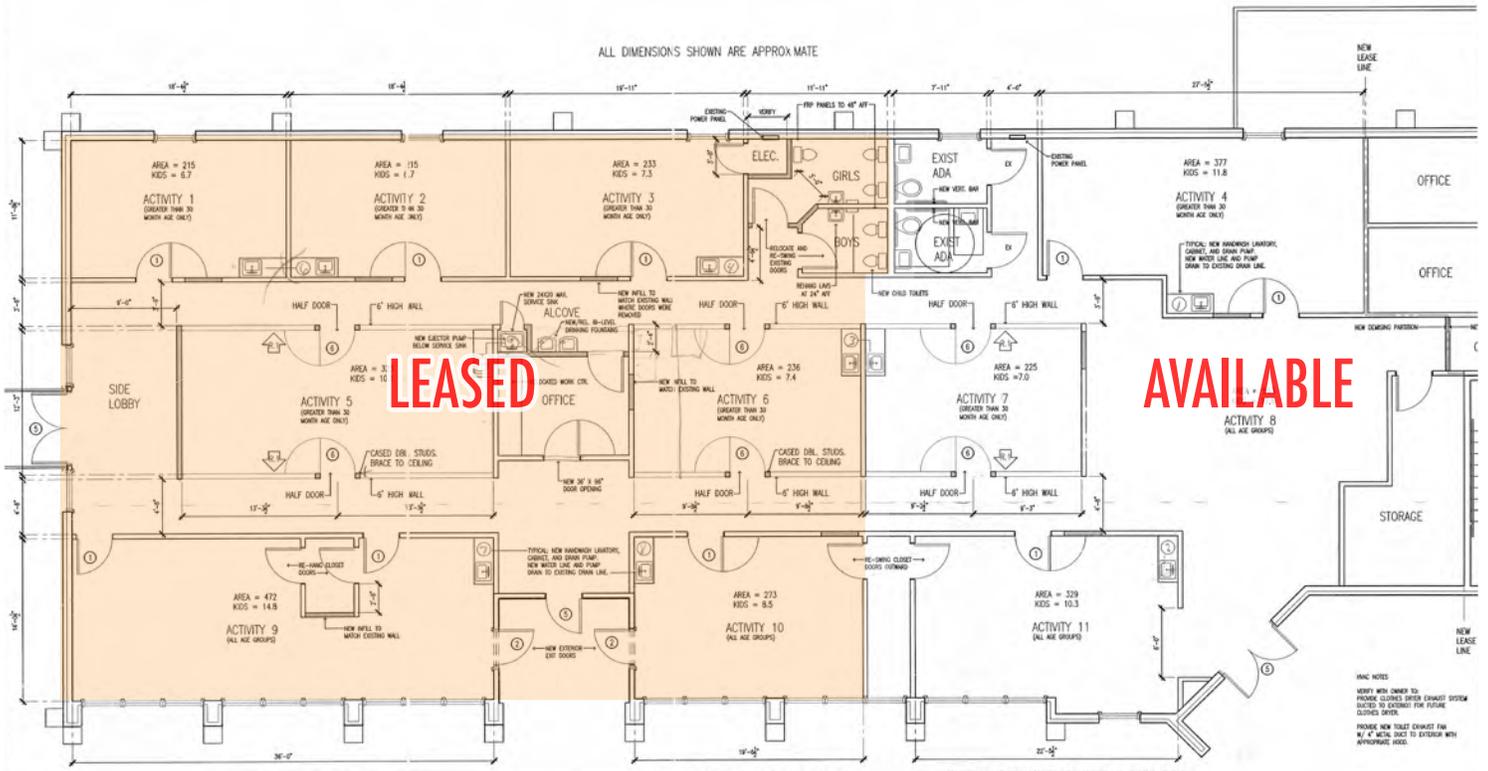
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Office Space

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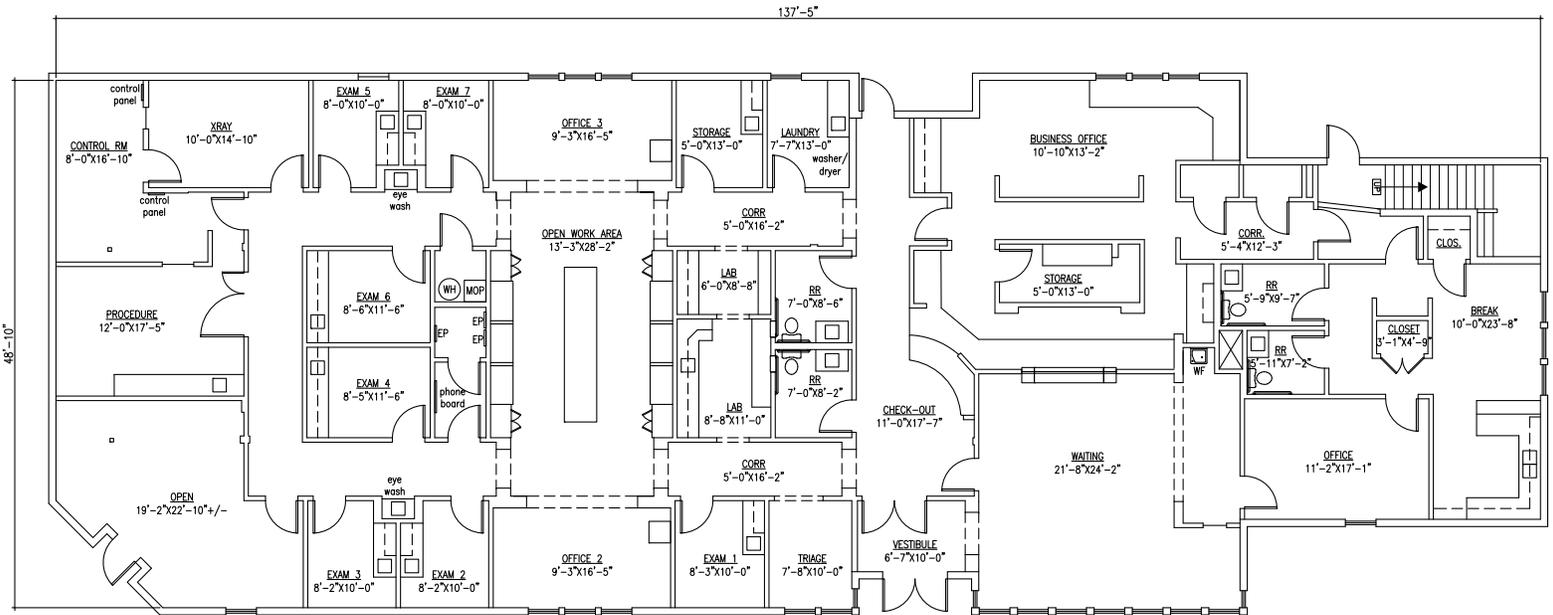
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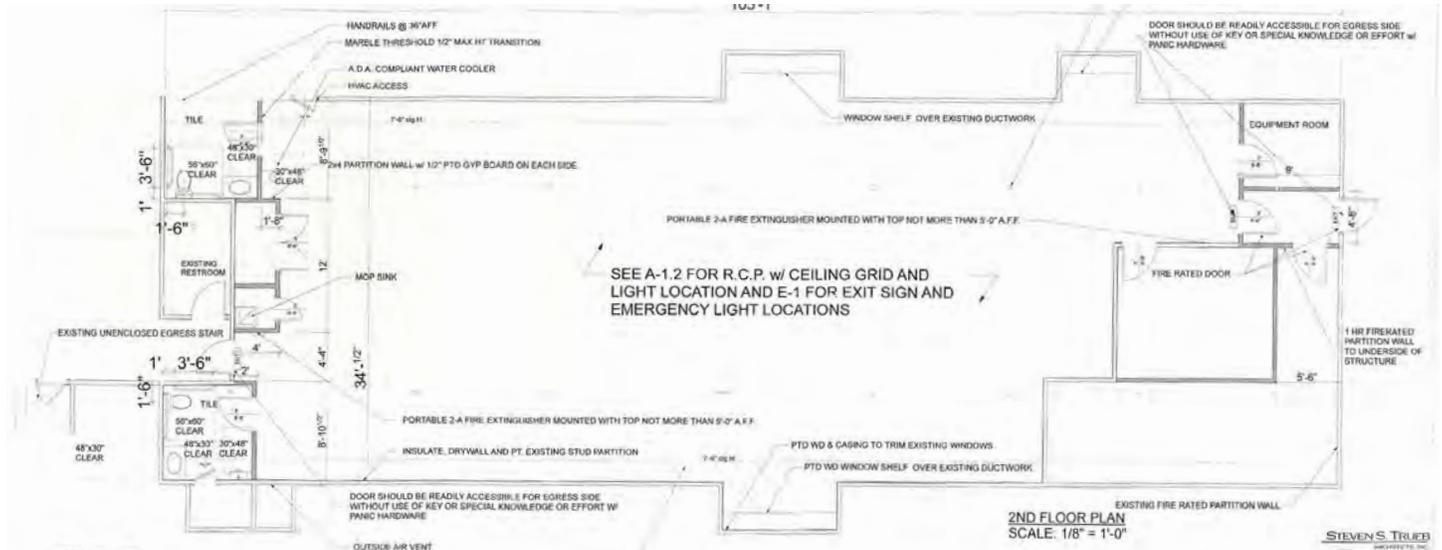
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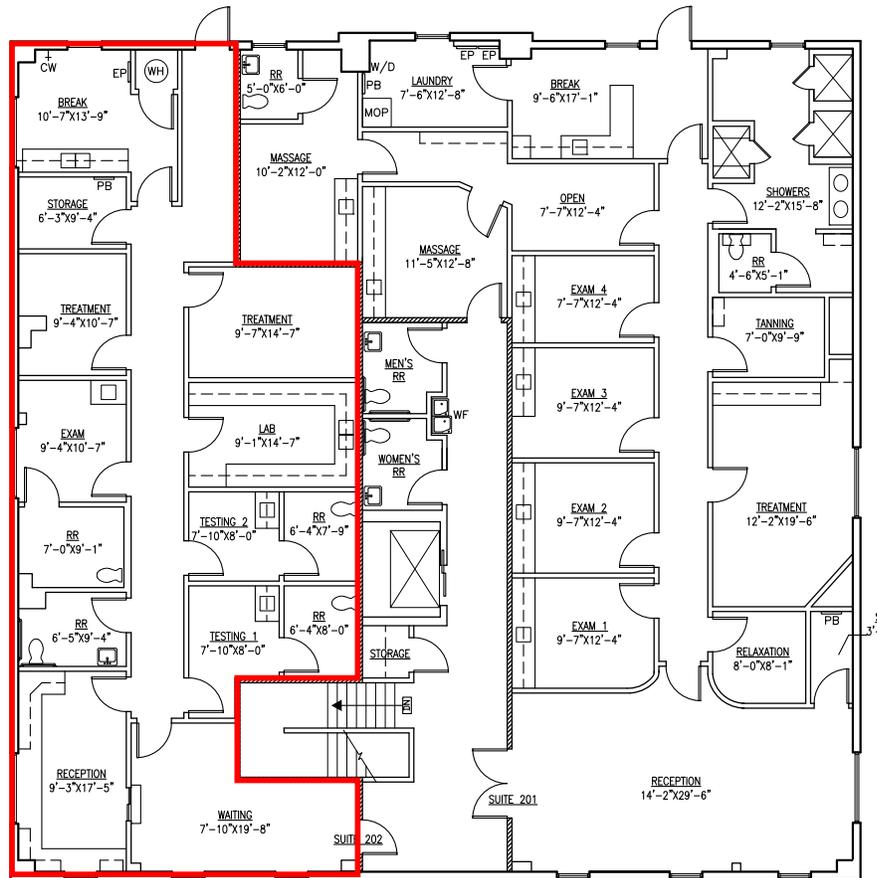
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