

# Prime Sublease Opportunity Medical/Office Retail

41375 U.S. 280 | Sylacauga, AL 35150

## Call for Pricing 3,153 Sq Ft



### Location



### Property Highlights

- 3,153 SF sublease space
- Existing Physical Therapy/medical build-out
- High-visibility location on US Hwy 280
- Furniture & equipment negotiable
- Ample parking and easy ingress/egress
- Strong surrounding retail and service mix
- Rate negotiable – call for pricing
- This versatile, move-in-ready space offers an exceptional opportunity in one of Sylacauga's busiest retail and medical corridors. Contact us for additional details and pricing information.

## **NAI** Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL, 35216  
[www.chasecommercial.com](http://www.chasecommercial.com)

**Giuliana Skinner-Russo**

C 205 721-0077

[russog@chasecommercial.com](mailto:russog@chasecommercial.com)

**Vanessa Morris**

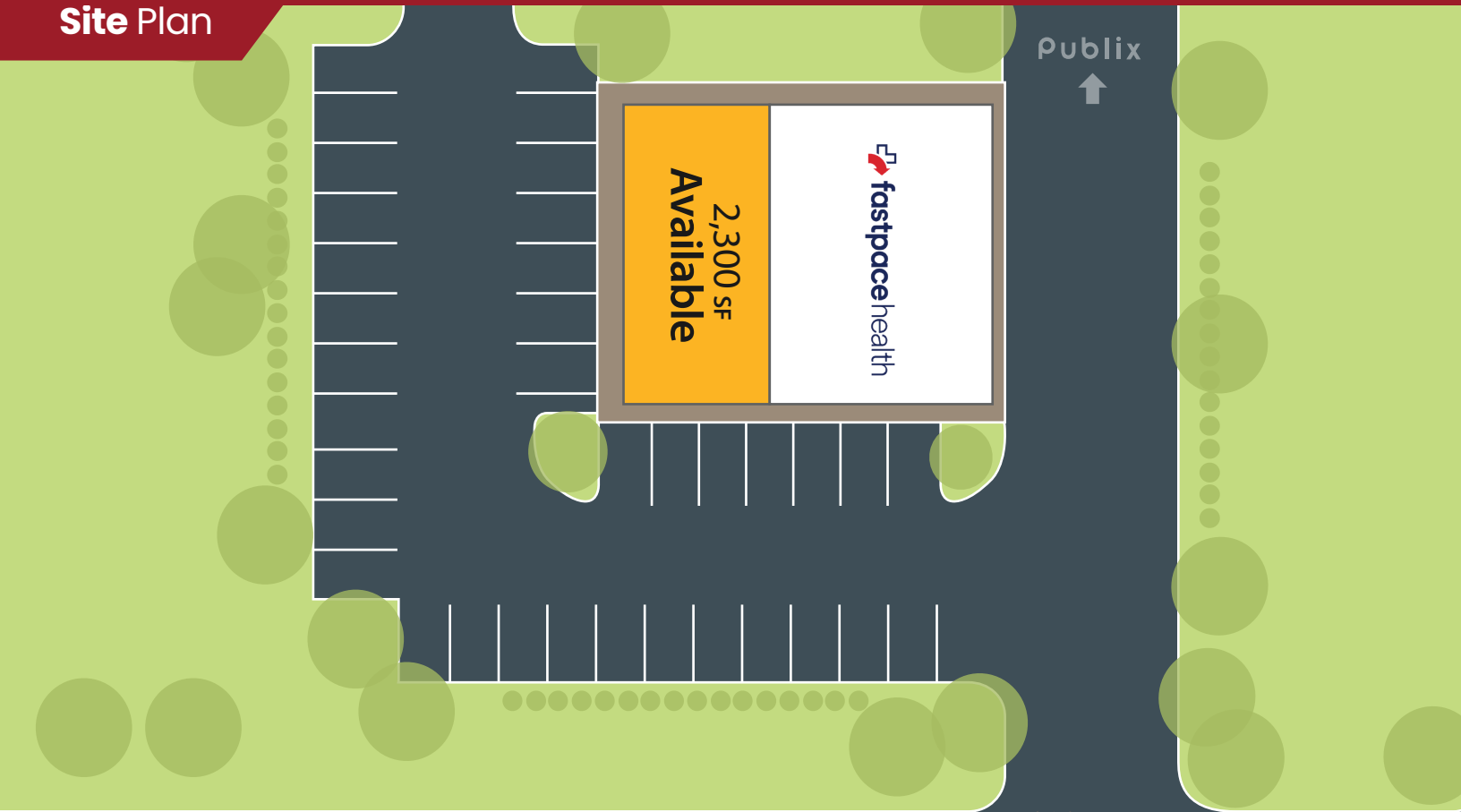
C 205 447-1728

[morrisv@chasecommercial.com](mailto:morrisv@chasecommercial.com)

# Prime Sublease Opportunity Medical/Office/Retail

Call for Pricing  
**3,153 Sq Ft**

## Site Plan



**280** US HIGHWAY 280

## Property Information

Position your business for success with this 3,153 SF sublease space located directly on US Highway 280, one of Sylacauga's most heavily traveled commercial corridors. This space sits within a well-maintained retail/medical building offering strong visibility, convenient access, and consistent traffic flow. Urgent care is currently operating next door.

The suite is fully built out as a Physical Therapy space, offering a functional layout ideal for medical, wellness, or other professional service users. Furniture, fixtures, and equipment are negotiable, allowing for a smooth and cost-effective transition for a new tenant. Urgent Care is currently operating next door.

## Location Description

Situated along US 280, the property benefits from excellent exposure to daily commuter and local traffic connecting Sylacauga with surrounding communities. The area is home to a mix of national retailers, medical providers, restaurants, and service businesses, making it a prime location for tenants seeking both visibility and accessibility. With ample parking and strong area demographics, this is a strategic opportunity for operators looking to enter or expand within the Sylacauga market.

**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216

[www.chasecommercial.com](http://www.chasecommercial.com)



INDIVIDUAL MEMBERSHIPS

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE PROPERTY OR HAZARDS CONTAINED THEREIN.

# Prime Sublease Opportunity Medical/Office/Retail

41375 U.S. 280 | Sylacauga, AL 35150

## Call for Pricing 3,153 Sq Ft

### Area Amenities



### More Information



For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device.

### Area Demographics

	Total Households	Total Population	Average HH Income
1 Miles	559	1,307	\$56,220
3 Miles	5,475	12,447	\$58,540
5 Miles	8,299	19,094	\$61,290

## NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216  
[www.chasecommercial.com](http://www.chasecommercial.com)



INDIVIDUAL MEMBERSHIPS

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE PROPERTY OR HAZARDS CONTAINED THEREIN.