



FOR LEASE MEDICAL SPACE

521 Montgomery Hwy (US 31) Vestavia Hills, AL 35216

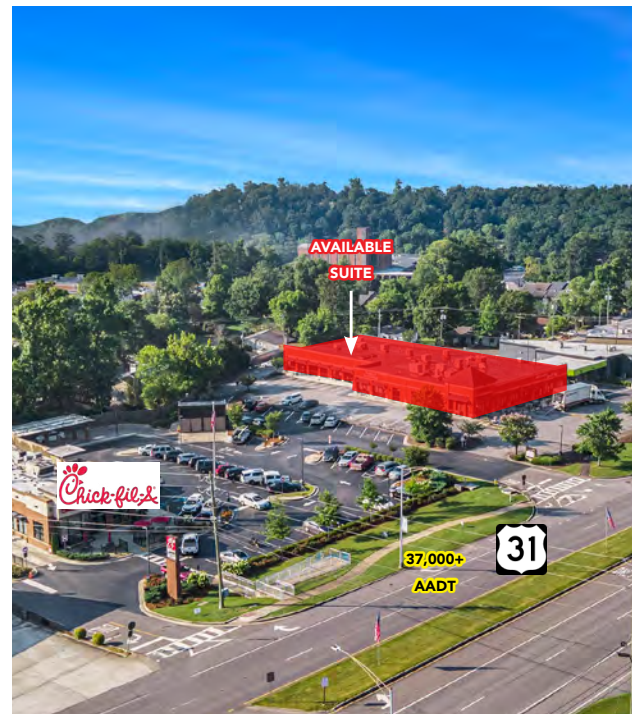
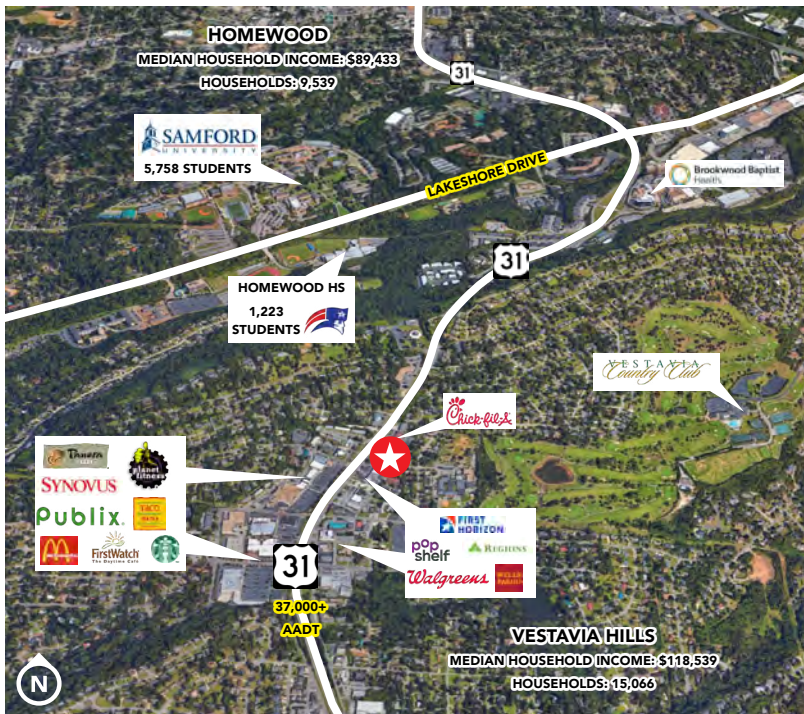
- Excellent access to major interstates via Hwy 31 and Lakeshore Drive Directly adjacent to Chick-Fil-A and Regions Bank
- Convenient access to Baptist Health Brookwood Hospital
- Potential to subdivide
- Prime visibility adjacent to Chick-fil-A parking lot/drive-thru
- Traffic counts of 37,000+ AADT on US 31

PROPERTY OVERVIEW

- **ASKING RATE:**
Call For Pricing
- **TOTAL SIZE:**
±18,250 SF Center
- **AVAILABILITY:**
Suite 125: ±5,558 SF
Can Be Subdivided
- **TI AVAILABLE:**
Tenant Improvement Allowances Available

MEDICAL SPACE FOR LEASE

521 Montgomery Hwy (US 31) Vestavia Hills, AL 35216



NORMAN TYNES
 ntynes@harristynes.com | 205.458.8105

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

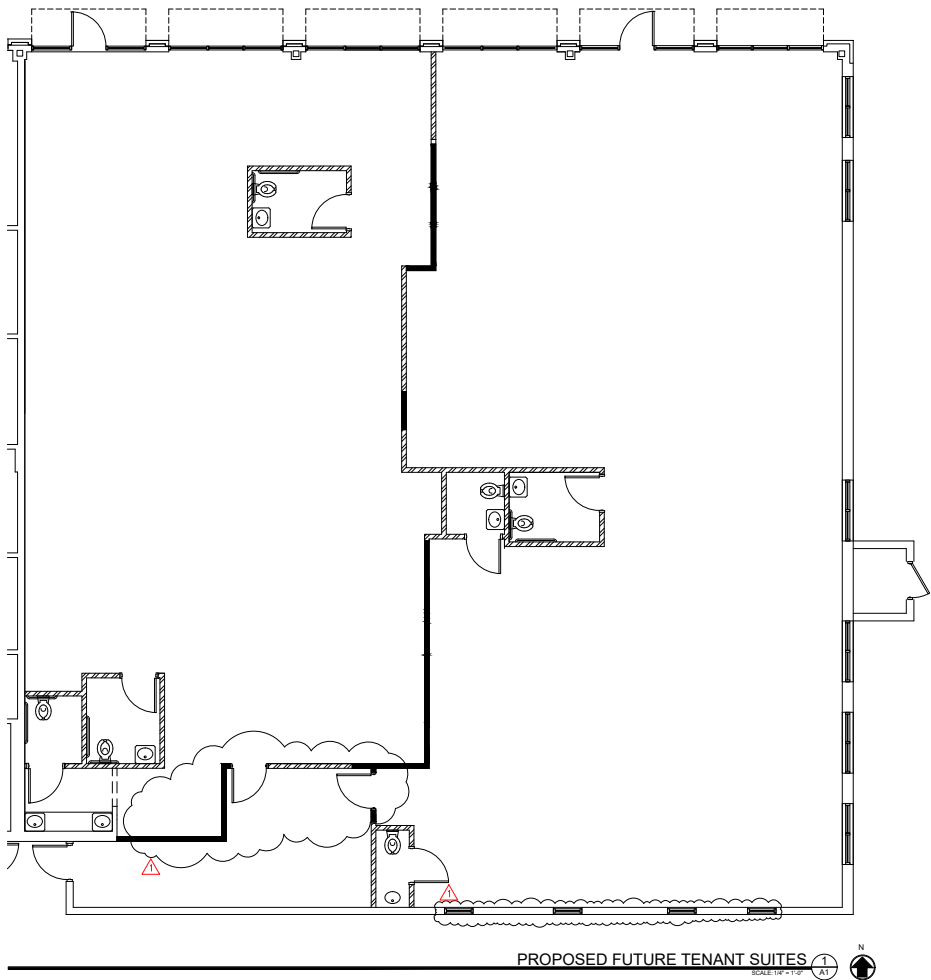
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SUITE 125
±5,558 SF
CAN BE SUBDIVIDED



LEGEND	
	NEW WALL
	EXISTING WALL

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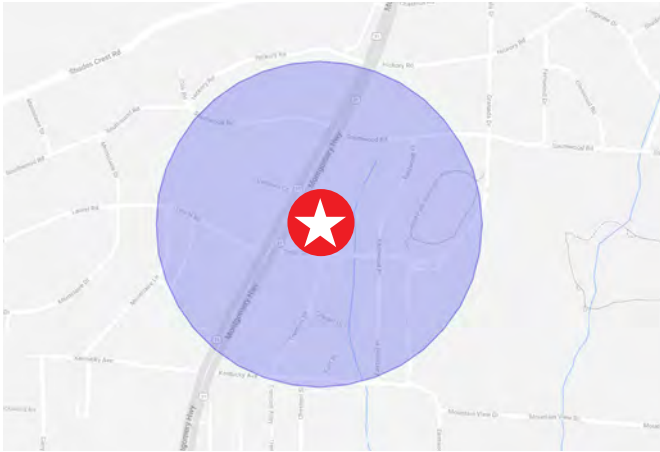
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LOCATED IN ONE OF VESTAVIA'S MOST ACTIVE RETAIL CORRIDORS



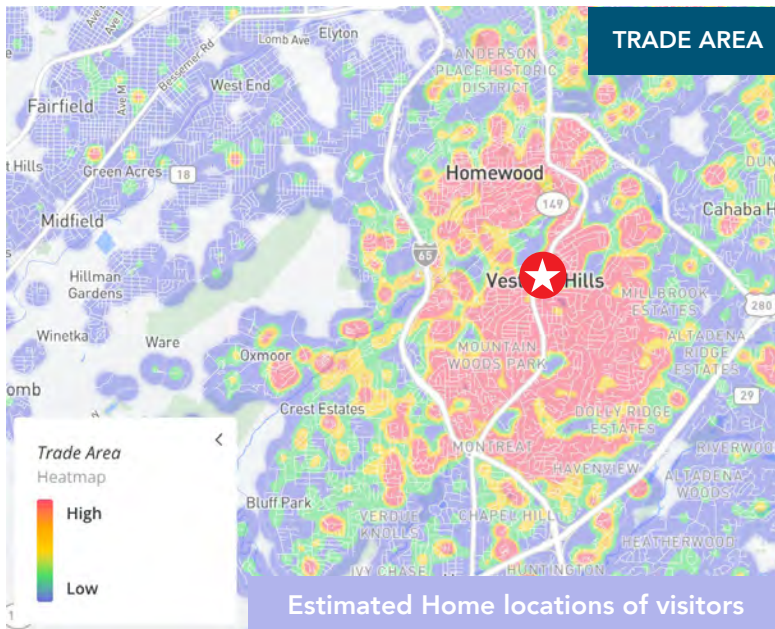
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.3M
Visitors	312.5K
Visit Frequency	4.04x
Avg Dwell Time	55 minutes
Traffic Counts	37,200+ AADT On Hwy 31

1.3M
VISITS

\$222K+
AVG HH INCOME
WITHIN 1 MILE

312.5K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,652	67,244	182,340

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	2,564	26,886	80,232

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$222,362	\$177,621	\$141,475

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