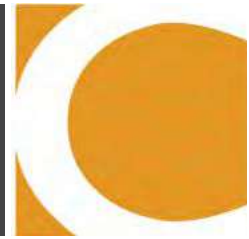


Baliwick Drive & Hwy 231/431 - Hazel Green, AL

SPACE FOR LEASE



RENDERING OF FUTURE MEDICAL ARTS BUILDING

PROPERTY HIGHLIGHTS

- Within a 10-mile radius, this quickly expanding population contains 62,924 persons contained within 23,919 households projected to 65,837 and 25,072 respectively by 2026.
- The market enjoys an average household income of \$80,999 and is projected to grow to \$92,933 by 2026.
- There are 20,824 owner-occupied households and 4,248 renter-occupied homes.
- More surrounding retail and other services will soon be announced for this growing area, especially the vanguard Townsend Place development.
- This community provides excellent schools and enjoys abundant, growing retail and service businesses for nearby convenience.

ABOUT THE PROPERTY

This new 9,200 SF Medical Arts Building is conveniently located at the intersection of U.S. Highway 231/431 and Keller Road at the Townsend Place development in a fast growing Hazel Green, AL. The facility is anchored by the 2,800 SF HH Urgent Care and provides a perfect facility for Physical Therapy, Dental Care, Family Practice, or other medical-related service providers in the immediate neighborhood of the adjacent 1,700 households.

LOCATION

Baliwick Drive & Hwy 431
Hazel Green, AL 35750

SPACE AVAILABLE - CAN BE DIVIDED

Up to 6,400 SF

PRICE

(NNN) Market Rates with Tenant Improvement Allowance

FOR MORE INFORMATION CALL

Richard Crunkleton, CCIM
256-536-8809



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

MAP SHOWING PROPERTY LOCATION



CHARITY LANE

385 ACRES
UNDER CONSTRUCTION
FOR OVER 1,700 NEW HOMES
FROM MULTIPLE BUILDERS

LARGE SCALE
RETAIL

MEDICAL ARTS BUILDING

SELF STORAGE

HAZELGREEN HIGH SCHOOL

HAZELGREEN ELEMENTARY SCHOOL

HIGHWAY 231-431 VPD = 21,450 ±



SITE PLAN

