

# 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

Up to 6,400 SF

### PRICE

(NNN) Market Rates with TIA

### FOR MORE INFORMATION CALL

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**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

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7

OUT PARCEL  
RETAIL

HAZELGREEN HIGH SCHOOL

HAZELGREEN ELEMENTARY SCHOOL

Highway 231-431 VPD = 21,450 ±

**Pet Depot**  
**HIBBET SPORTS**  
**COUNTRY CENTRE**  
**Dollar Tree**  
**Verizon Wireless**  
**Zaxby's**  
**Burger King**  
**Arbys**  
**Walmart**  
**Papa Murphy's**  
**DOLLAR GENERAL**  
**at&t**  
**TACO BELL**  
**Great Clips**  
**FOODLAND**  
**SUBWAY**  
**H&B BLOCK**  
**RITE AID**

