

3143 Pelham Parkway

Pelham, AL 35124

FOR LEASE

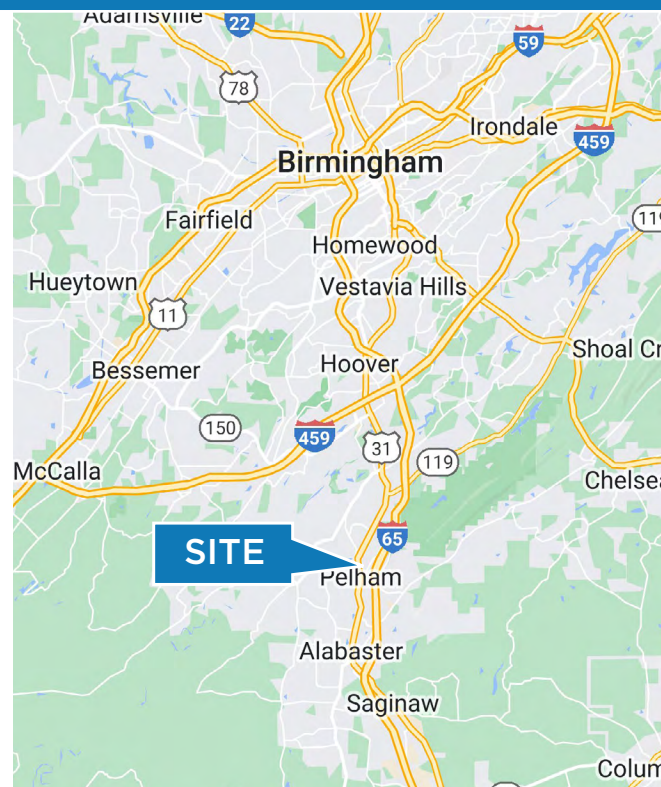


Medical Office Space Available For Lease

Features

- 5,229 SF Clinic Suite available
- Join UAB Callahan Eye, ATI Physical Therapy and Andrews Sports Medicine
- Located on Hwy 31 and Yeager Pkwy just minutes from I-65 and Baptist Health Shelby Hospital
- Building and monument signage is available
- Generous tenant improvement allowances with flexible terms
- Traffic count is 28,014 VPD
- Parking is 5.1/1000 SF
- **Please call for rental rate.**

	<u>2 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
Population	16,487	76,534	221,930
Households	6,314	28,510	85,122
Ave HH Income	\$92,956	\$110,591	\$112,095



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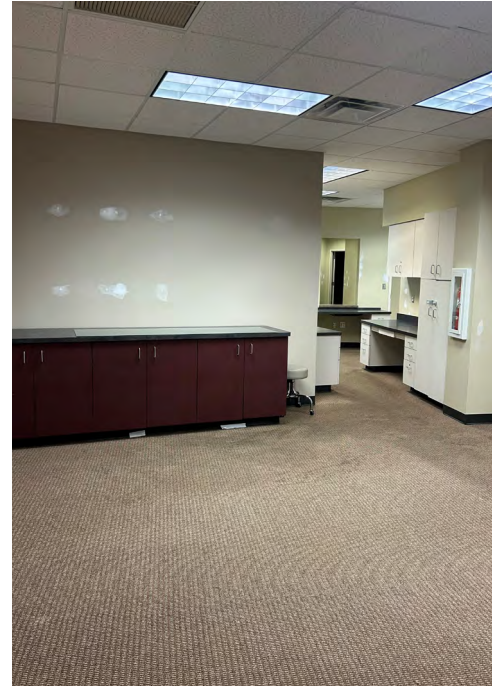
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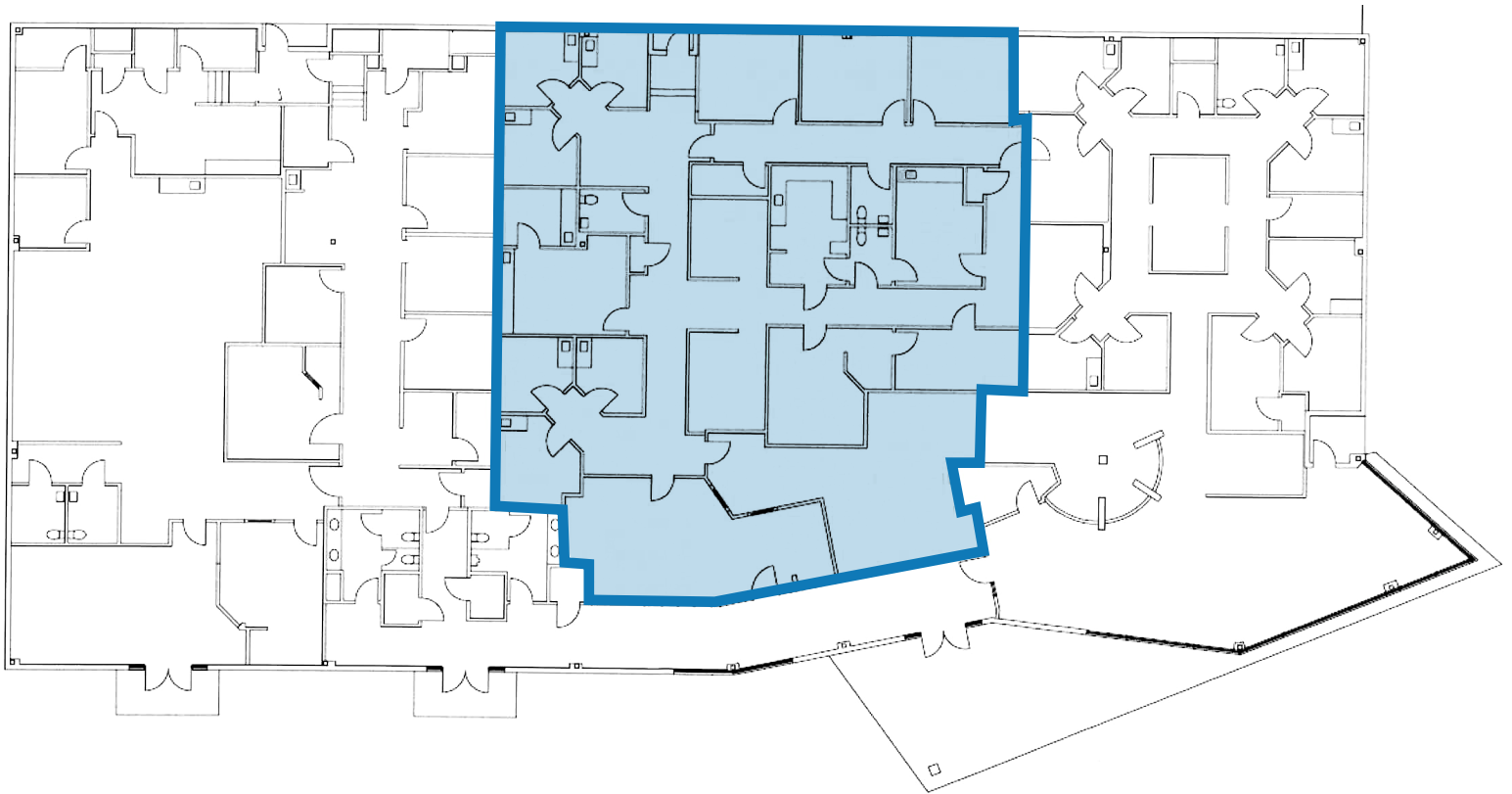


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Floor Plan



Available Space
5,299 SF

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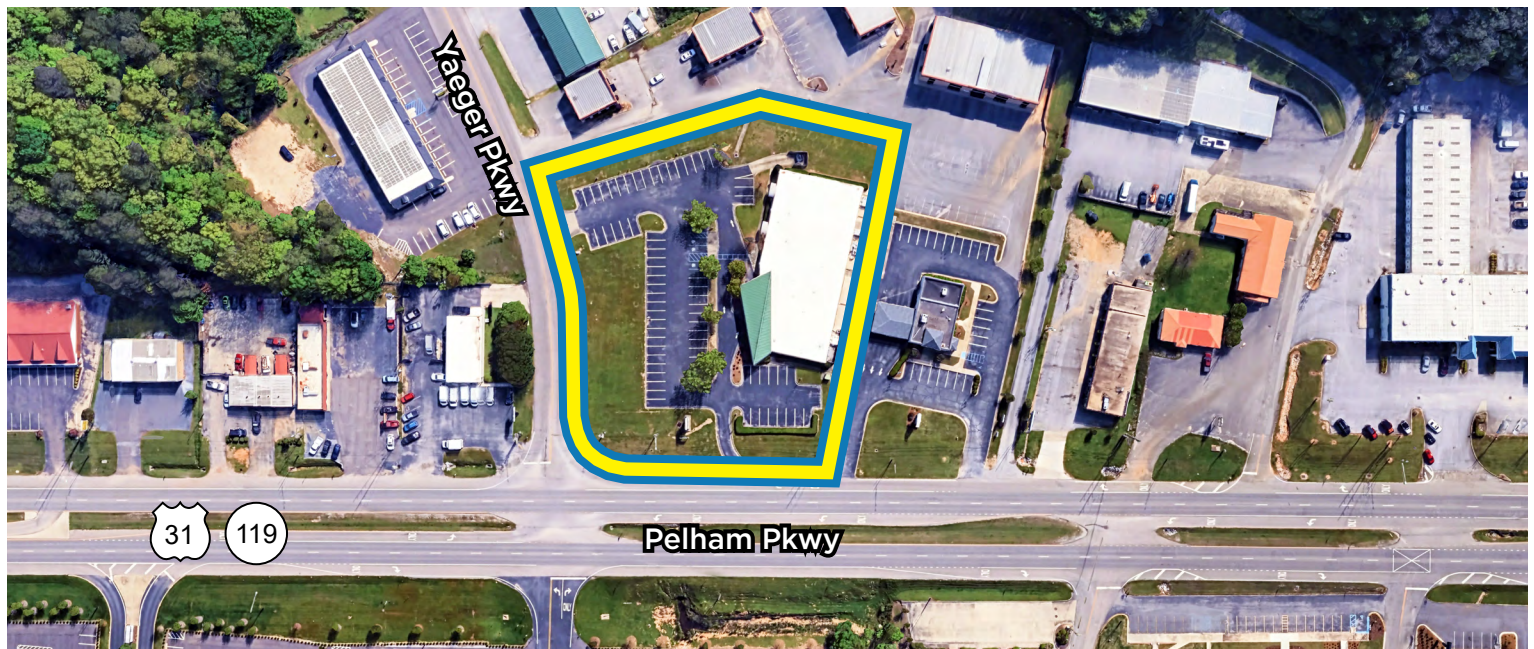
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