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# MEDICAL/OFFICE SPACE FOR LEASE

151-153 Narrows Parkway, Birmingham, AL 35242

Medical/office space for lease with high visibility along US 280



CASEY HOWARD  
choward@harbertrealty.com | 205.202.0814

LACEY SCOTT  
lscott@harbertrealty.com | 205.401.1130

For More Information: [HarbertRealty.com](http://HarbertRealty.com)  
2 North 20th Street, #1700, Birmingham, AL 35203

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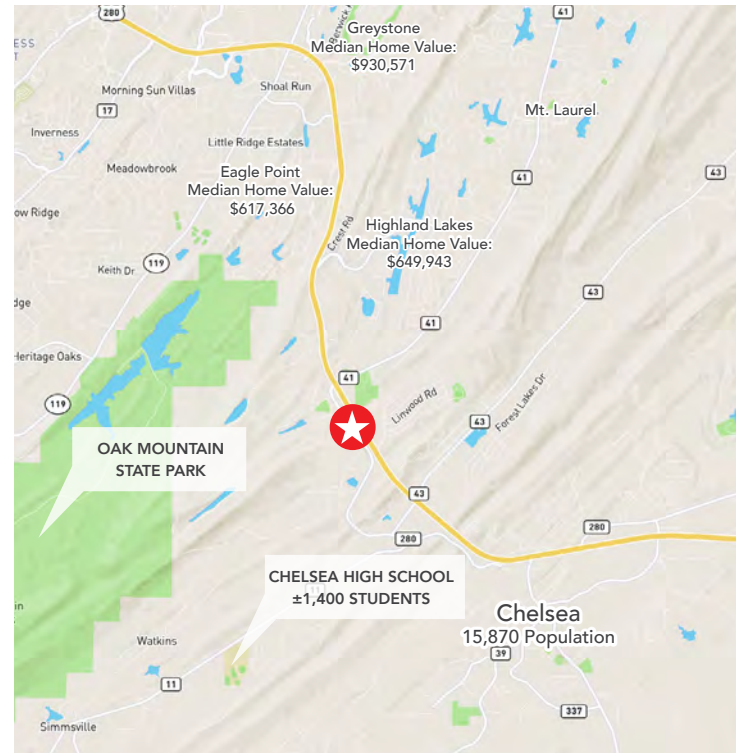
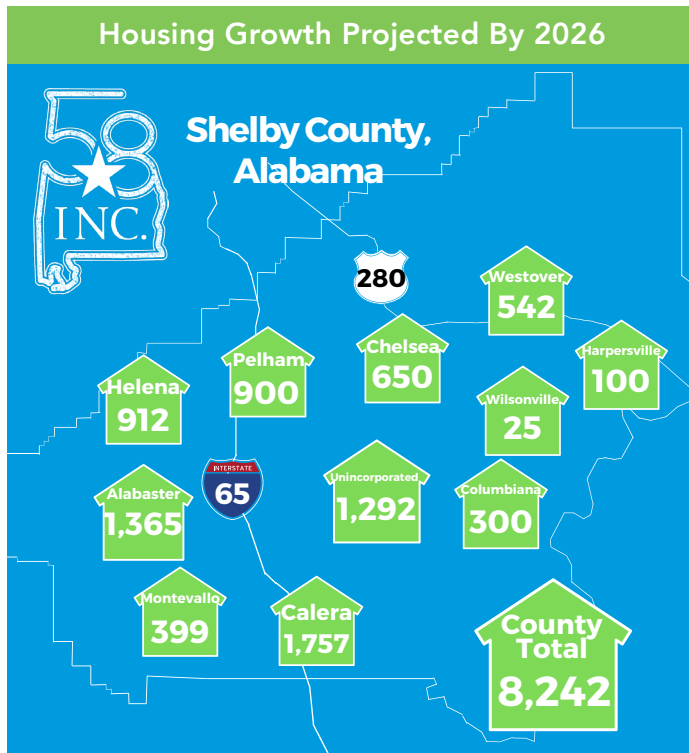
## SHELBY COUNTY, ALABAMA

### CHELSEA

With a population of 15,870, Chelsea is consistently ranked as one of the fastest growing cities in the State of Alabama. As part of the Birmingham-Hoover MSA, Chelsea is conveniently situated approximately 10 miles southeast of Birmingham on the US Hwy 280 corridor, which provides access to the amenities of a metropolitan area from the comfort of a family friendly community.

### HOOVER (GREYSTONE AND HWY 280/INVERNESS)

Hoover is known for its nationally recognized public school system, its well-educated workforce (more than 56% of the population 25+ has a bachelor's degree or higher), diverse housing options, numerous public parks, and nature preserves, and its favorable business climate. The Inverness/280 portion of the city is one of the busiest commercial corridors in Alabama. It contains many shopping options for people who live and work in that area and beyond, including the Village of Lee Branch commercial center and Tattersall Park. In 2018, McLeod Software relocated to the City of Hoover on highway 280 with 350+ employees.



## SHELBY COUNTY GROWTH STATISTICS

44%

POPULATION GROWTH  
2000-2020

1.26%

PROJECTED ANNUAL POPULATION  
GROWTH (NEXT 5 YEARS)

11,280

PROJECTED NEW HOMES  
BUILT BY 2027



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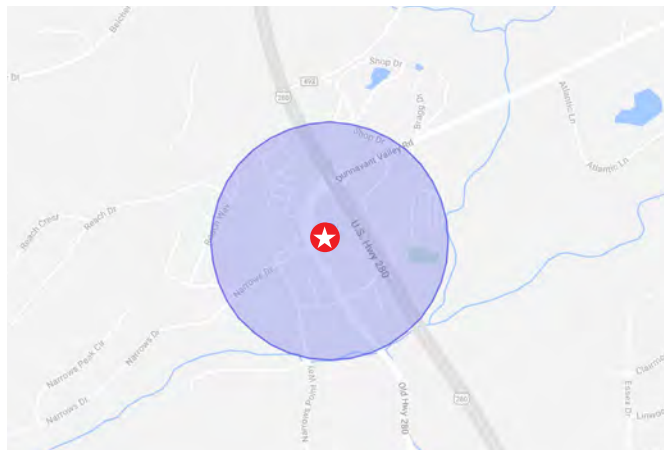
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## LOCATED IN HIGH-GROWTH, HIGH-INCOME AREA



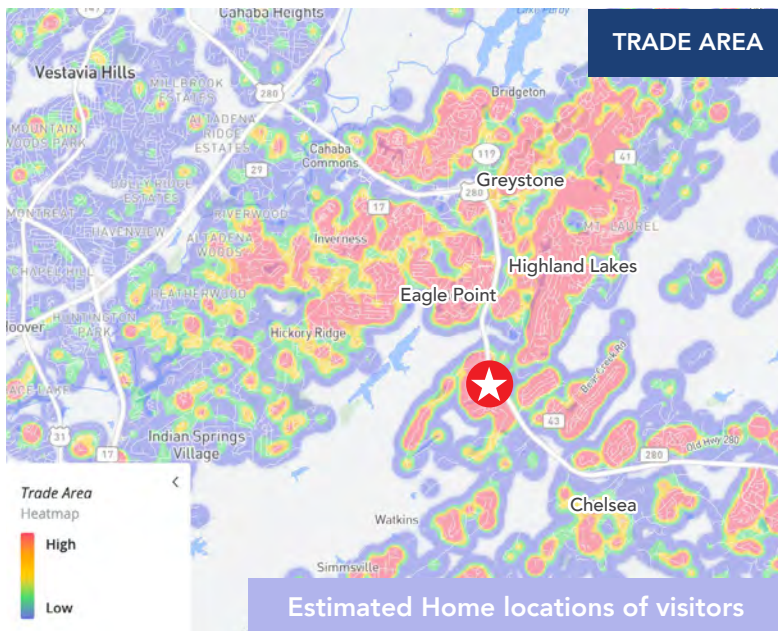
### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	186.5K
Visitors	57K
Visit Frequency	3.27x
Avg Dwell Time	49 minutes

**186.5K**  
VISITS

**\$110K+**  
AVG HH INCOME  
WITHIN 1 MILE

**279.6K**  
VISITORS



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	1,925	19,417	61,166

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Avg HH Income	\$110,780	\$170,975	\$159,568

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	873	7,374	25,195



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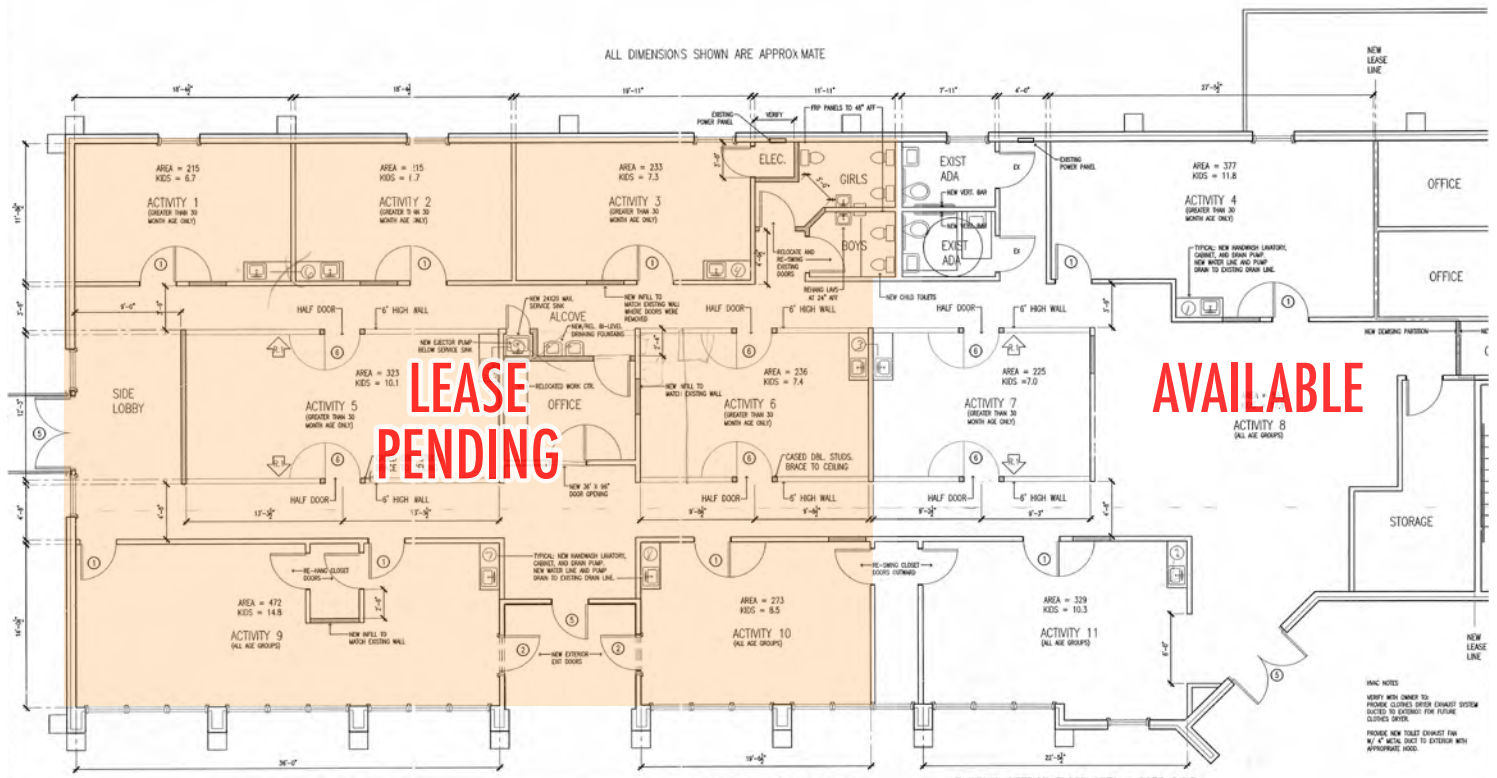
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# MEDICAL/OFFICE SPACE FOR LEASE

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## Office Space

151 Narrows Pkwy - Bldg #2  
±3,390 – 6,810 SF Available



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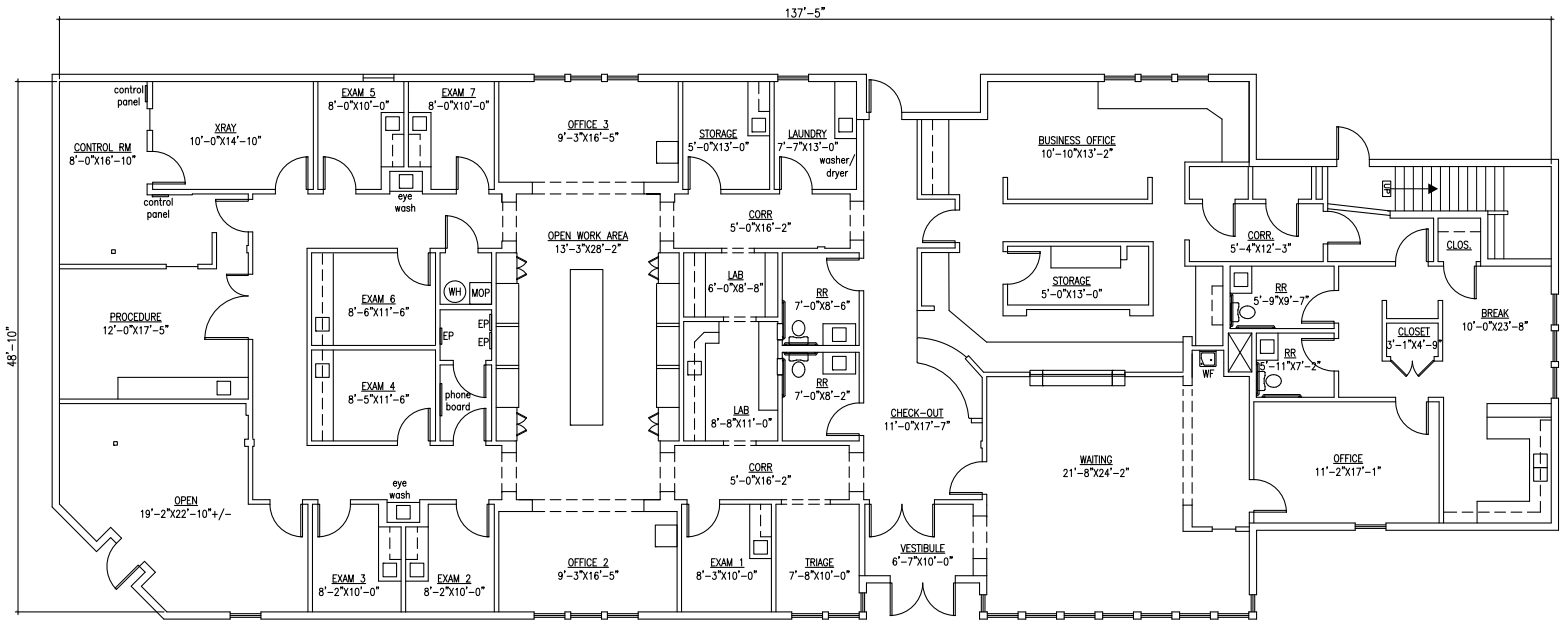
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# MEDICAL/OFFICE SPACE FOR LEASE

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Medical/office space for lease with high visibility along US 280



## 2nd Generation Medical Space

151 Narrows Pkwy - Bldg #3  
1st Floor – ±6,126 SF



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## Office Space

151 Narrows Pkwy - Bldg #3  
2nd Floor – ±3,275 SF



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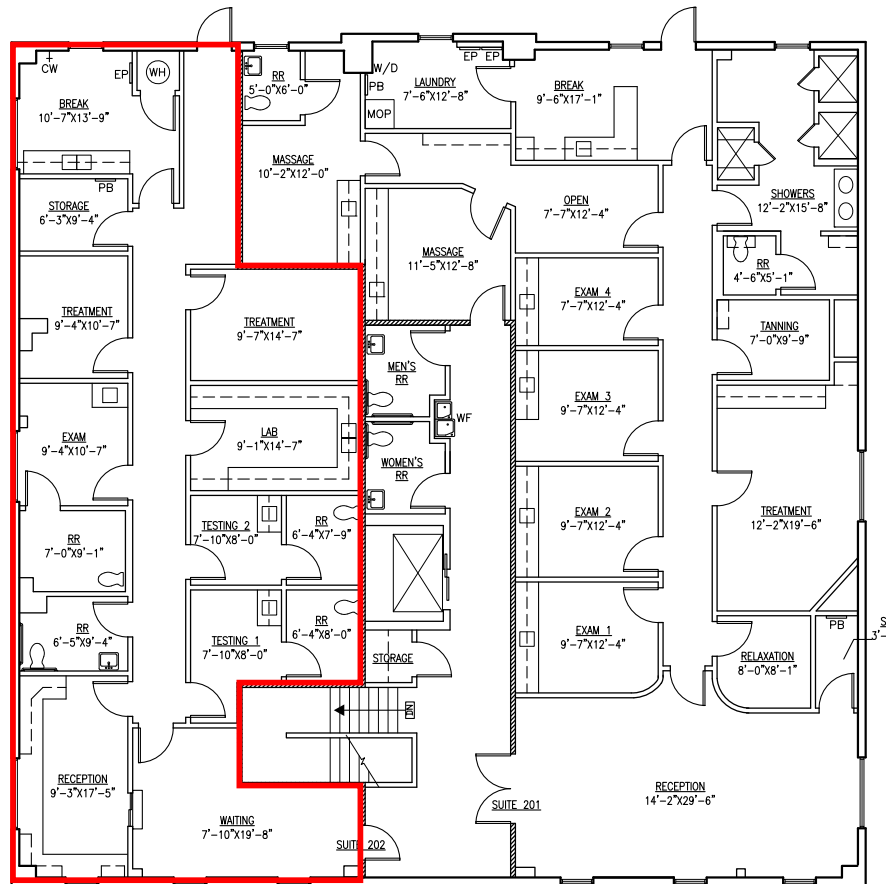
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## 2nd Generation Medical Space

153 Narrows Pkwy  
2nd floor – Ste 202 - 2,246 SF



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