

FREESTANDING CLINIC FOR LEASE

636 2nd St NE Alabaster, AL



6,858 SF | UNDER RENOVATION!

HOSPITAL ADJACENT TO: **BAPTIST**
HEALTH | Shelby Hospital



Lincoln CRE is pleased to exclusively offer the opportunity to lease a freestanding clinic located on the Baptist Health Shelby Hospital campus, consisting of 6,858 SF.



The building has recently come under new ownership that prioritizes thoughtful design and quality real estate. **Extensive renovations** are underway to modernize the existing facility with a new exterior look, complete capital improvements and create customized interiors to match a tenant's exact needs.

Collaborative design and re-use of the existing building features creates a rare opportunity to lease new space at cost feasible rents in the growing Alabaster market.

SITE
6,858 SF
Call for Pricing



BAPTIST
HEALTH

**Shelby
Hospital**

Alabaster
Surgical
Group



**Planet
Smoothie**



1st Street North
(HIGHWAY 119)
25,549 VPD

PROPERTY HIGHLIGHTS

6,858 SF

Adjacent to Baptist Health Shelby
Hospital

Ideal for a single tenant user

7/1000 parking ratio available

New exterior improvements
underway

Ability to accommodate 2 Tenants
if desired

Building signage and abundant
drive-up parking creates an easy
patient experience

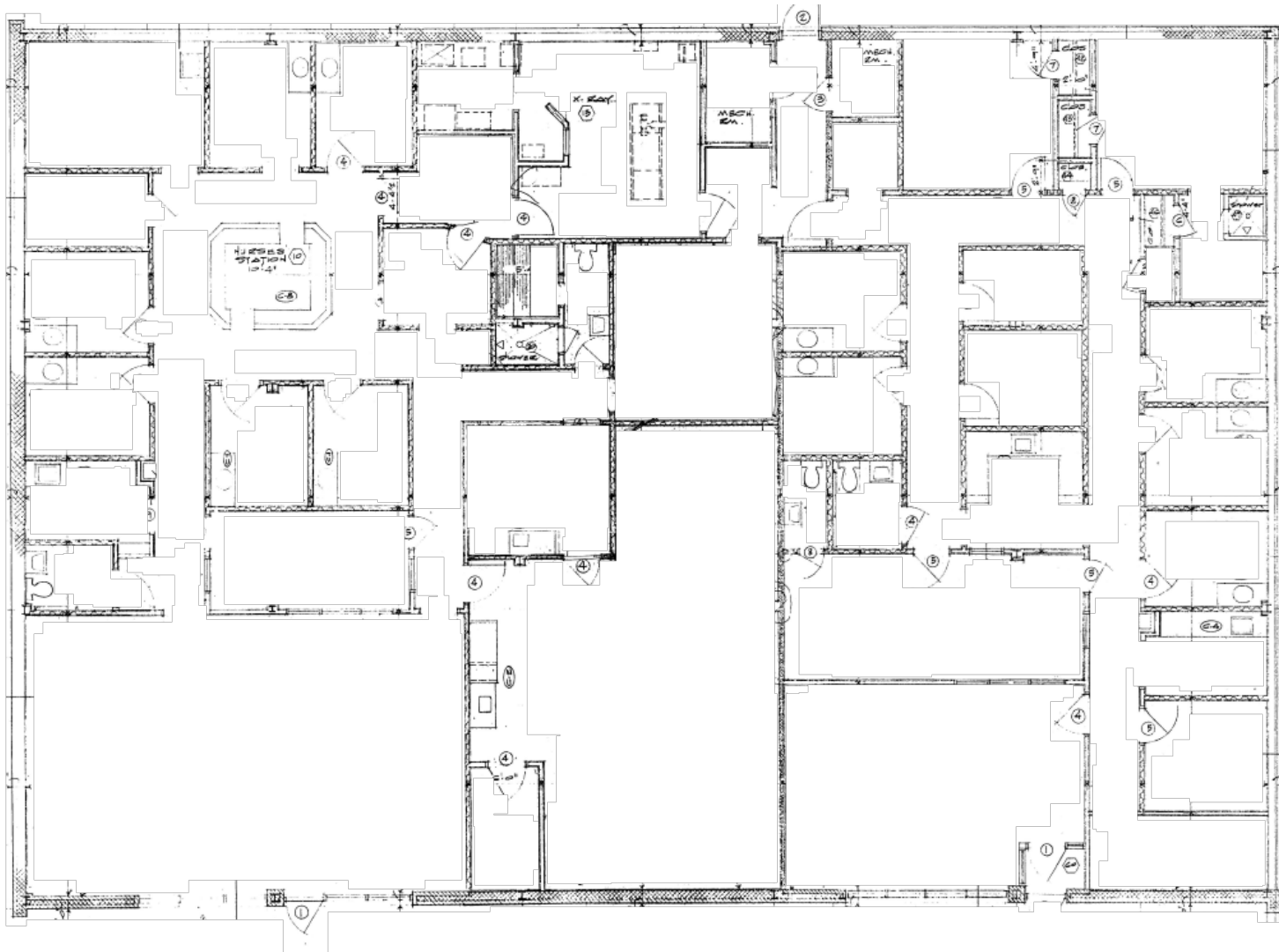
Tenant improvement allowance and
design packages available to
customize the suite to Tenant's
exact needs

Convenient ingress and egress on
2nd Avenue with easy connectivity
to Highway 119

AS BUILT FLOOR PLAN

6,858 SF Medical Clinic Space

Tenant improvement packages are available to renovate the interior and customize the space to Tenant's exact needs. The existing layout may provide a starting point and cost savings opportunities. Engage our design team to create a custom test fit for your new practice location.





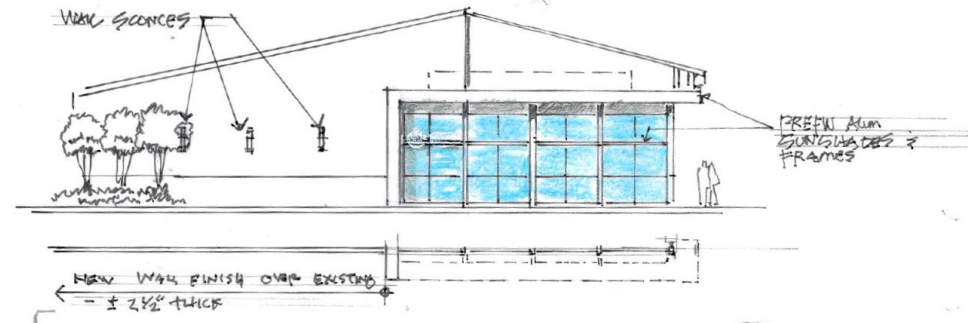
DOBBINS GROUP

About the Developer

The Dobbins Group, based in Birmingham, Alabama, was founded in 2010 by Bill Dobbins. The firm has successfully completed over \$300 million in real estate developments and investments throughout Florida, Alabama, Tennessee, Kentucky and Louisiana.

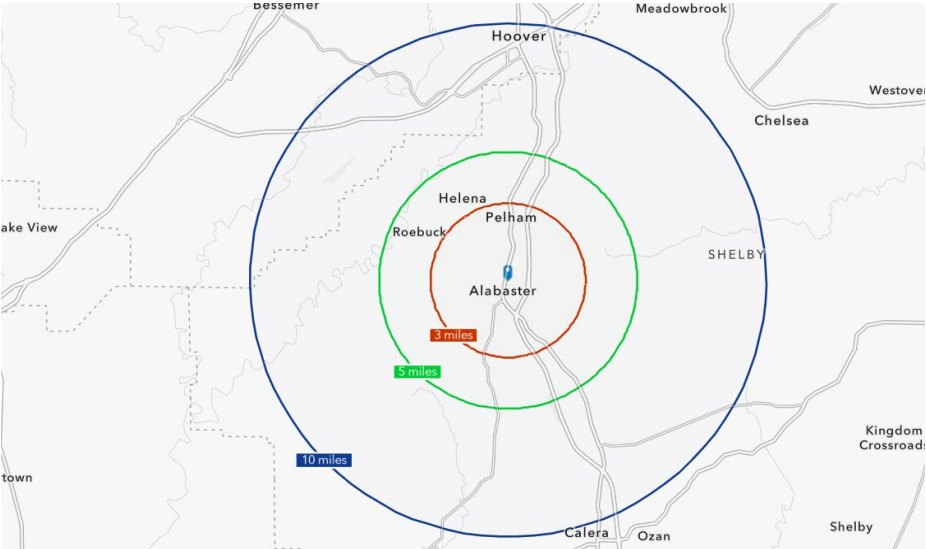
The firm includes principals with expertise in property development, construction management, finance and asset management and is poised to deliver an elevated experience for both patients and staff.

Design experts will customize the space to your exact preferences.

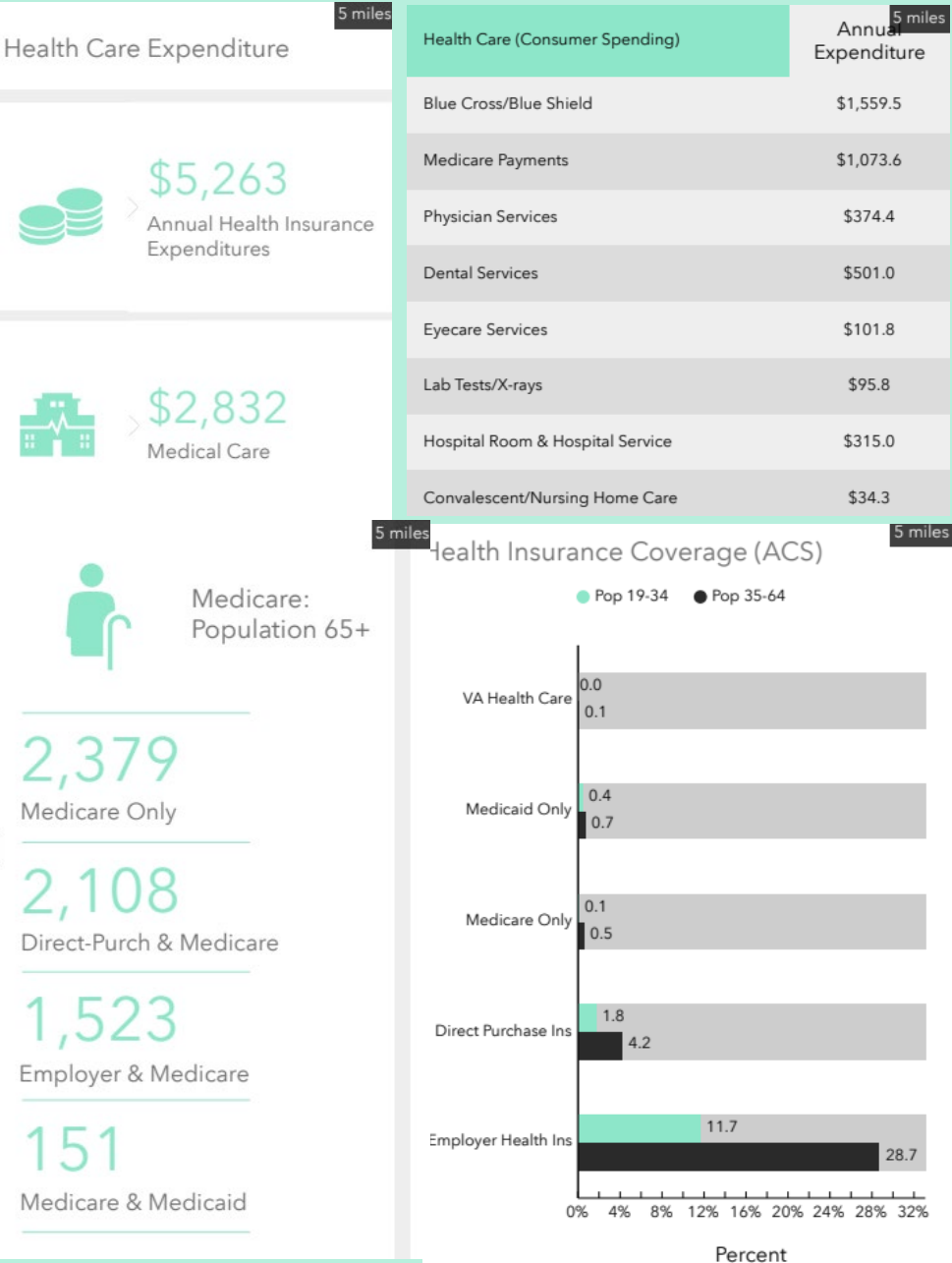


DEMOGRAPHICS AND HEALTH CARE SPENDING

	3 Mile	5 Mile	10 Mile
Population	38,039	70,530	180,013
Housing Units	14,089	25,551	68,257
Average Household Income	\$111,822	\$117,612	\$123,644
Annual Household Health Care Spending	\$5,084	\$5,263	\$5,427



HEALTH CARE AND INSURANCE (5 MILES)





FOR MORE INFORMATION CONTACT:

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