

“South Shades Crest Station Shopping Center”

3421-3435 Shades Crest Rd, Hoover, AL 35244

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Hoover, AL 35244

Property Info:

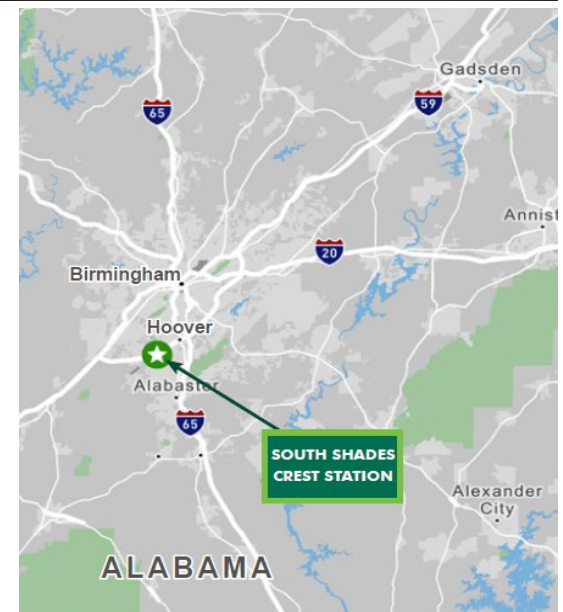
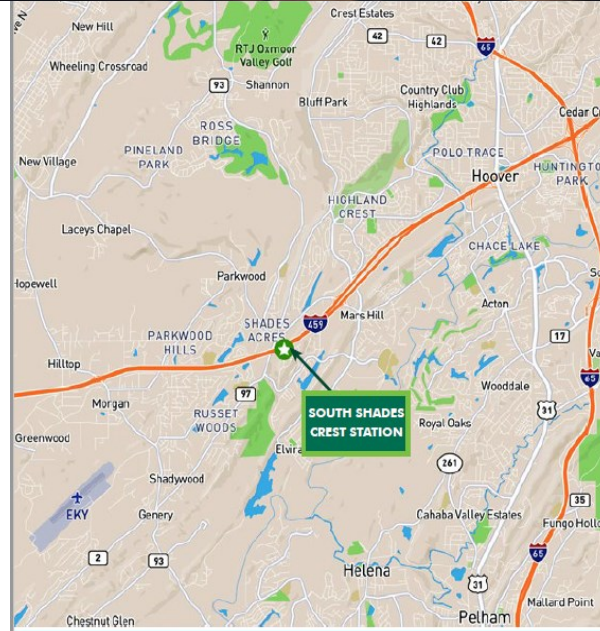
Available: **Currently 100% Leased**

Total GLA: 25,500 SF

Rental Rate: Call Agent For Rates

NNN Estimated @ \$6.88 psf (Water & Dumpster in this NNN Estimated Number).

Current Tenants: Peking Wok, Therapy South, KK Nails, Exit Realty, Blink Threading, Domino's Pizza, Sunshine Nutrition, Otoro Hibachi, Fit People Fitness, State Farm & Precision Tactical



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SPACE PLAN

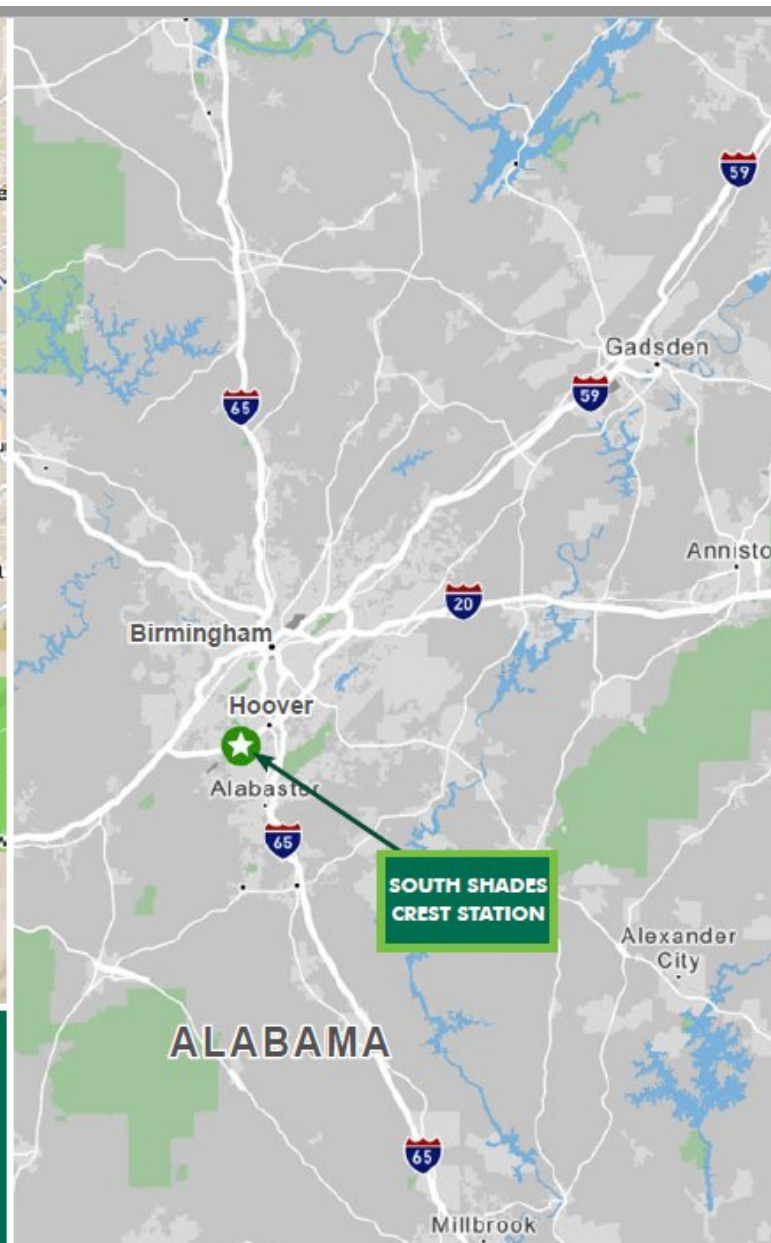
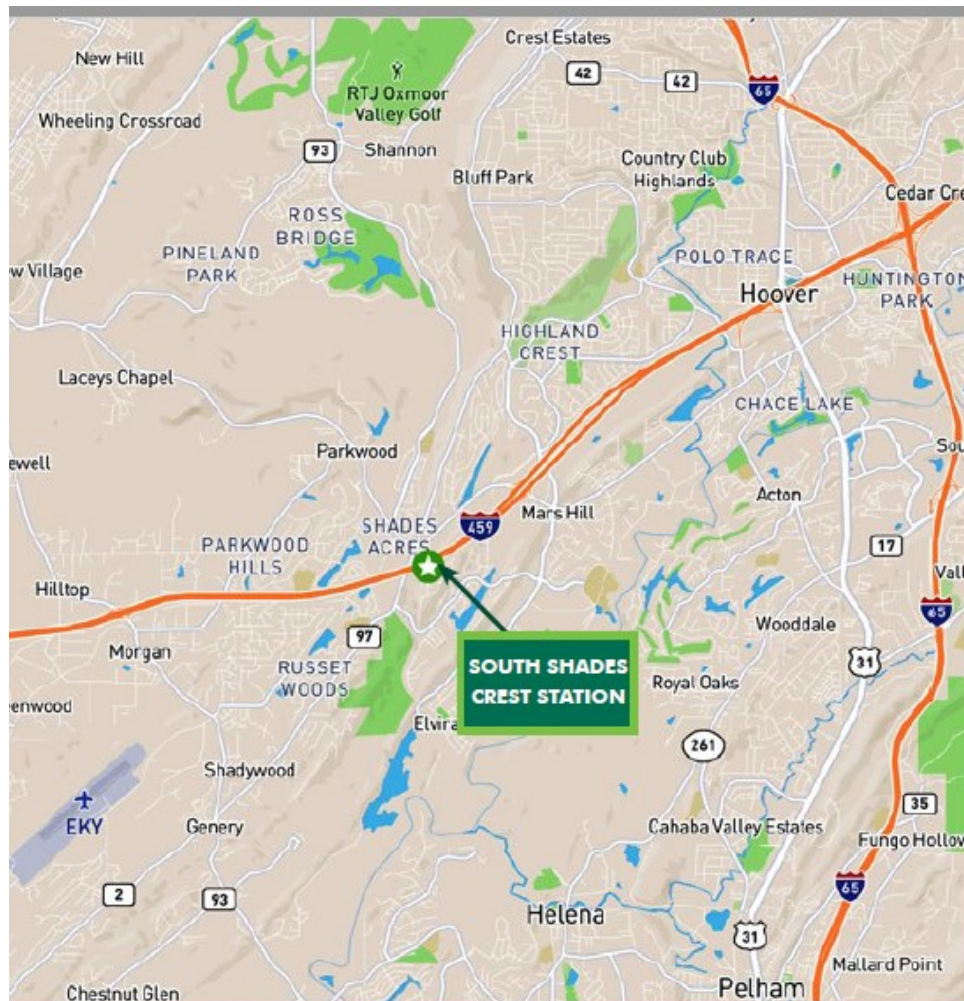
BUILDING 1	UNIT	SQ. FT.
Peking Wok	1-101	2,600
Therapy South & Sports Medicine	1-105 / 107	2,600
Sylvan Learning of West Hoover	1-109	1,300
Exit Realty Hoover, LLC	1-113	2,600
Nails & Tailor	1-115	1,300
Blink Threading, Lashes & Spa	1-117	1,300
Vacant	1-119	1,300
Sunshine Sip, LLC	1-121	1,300
Total		14,300

BUILDING 2	UNIT	SQ. FT.
Fit People	5-101	4,200
State Farm Agency	5-107	1,400
Precision Tactical Arms Company	5-109 / 113	4,200
Otoro Hibachi	5-115	1,400
Total		11,200









LOCATION



ADDRESS

3421 & 3435 South Shades Crest Rd.
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