

“South Shades Crest Station Shopping Center”

3421-3435 Shades Crest Rd, Hoover, AL 35244

Two Spaces Available: 2,600 SF & 4,200 SF

3421-3435 South Shades Crest Rd
Hoover, AL 35244

Property Info:

Available: 2,600 sf (Can be Subdivided into 2-1,300 sf spaces)

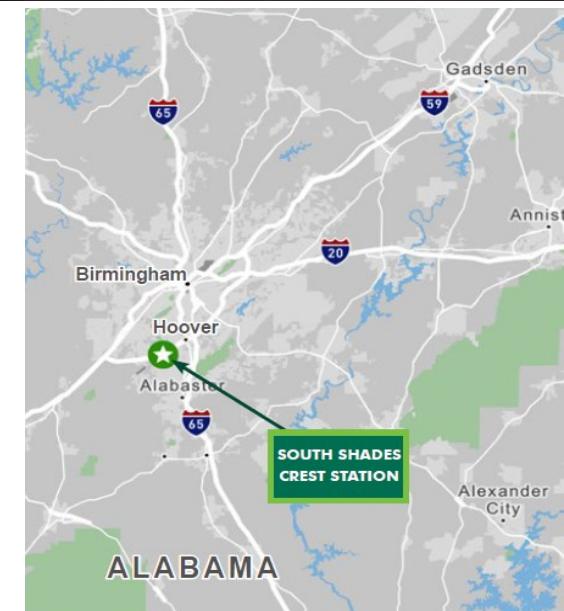
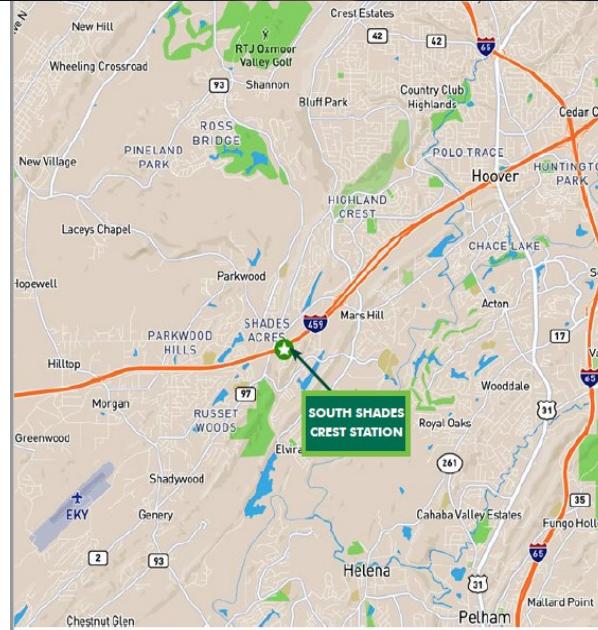
4,200 sf Available 2-1-26

Total GLA: 25,500 SF

Rental Rate: Call Agent For Rates

NNN Estimated @ \$9.75 psf (Water & Dumpster in this NNN Estimated Number).

Current Tenants: Peking Wok, Therapy South, Blink Threading, Domino's Pizza, Sunshine Nutrition, Otoro Hibachi, Nail Salon, Fit People Fitness, State Farm.

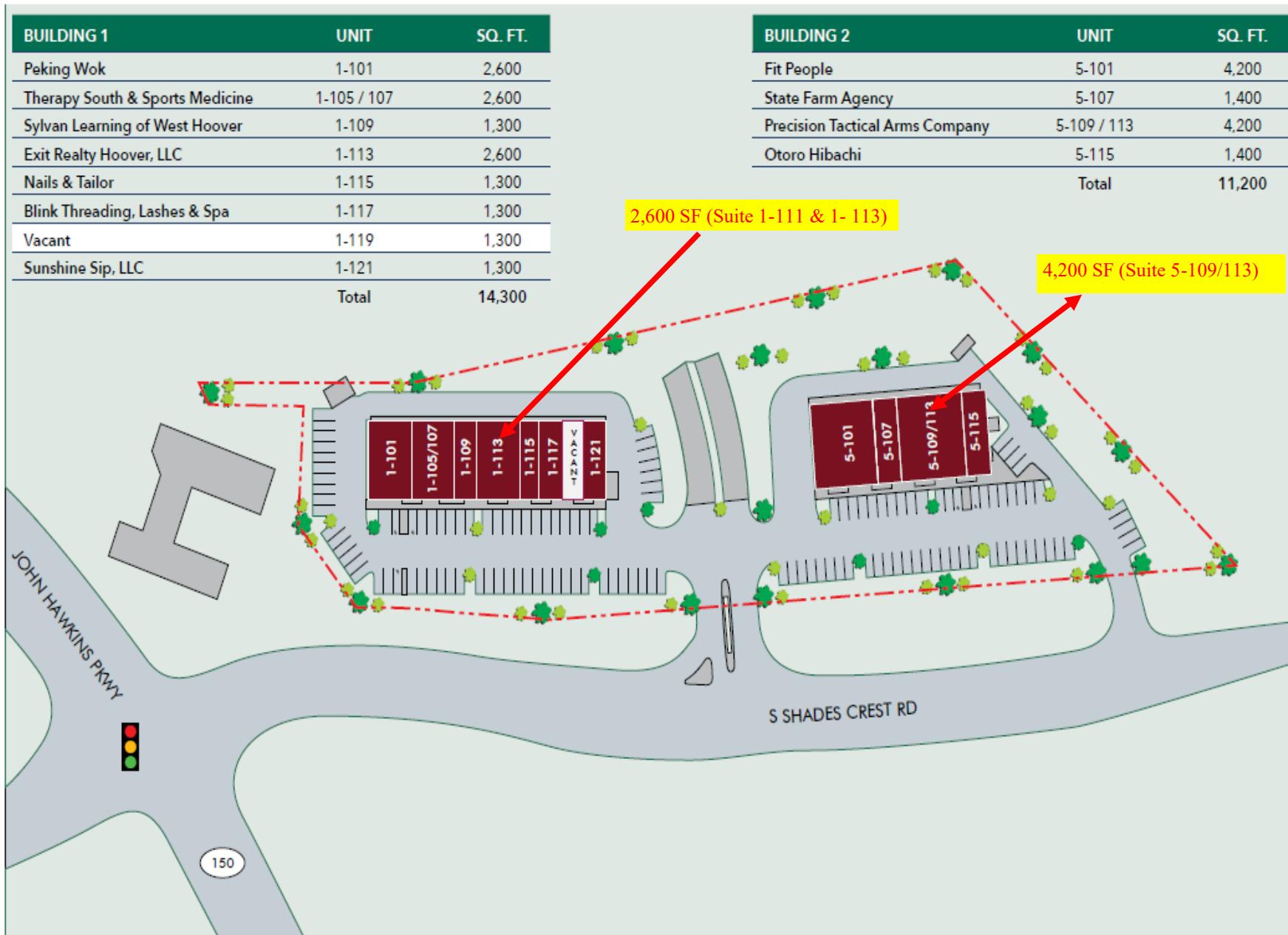


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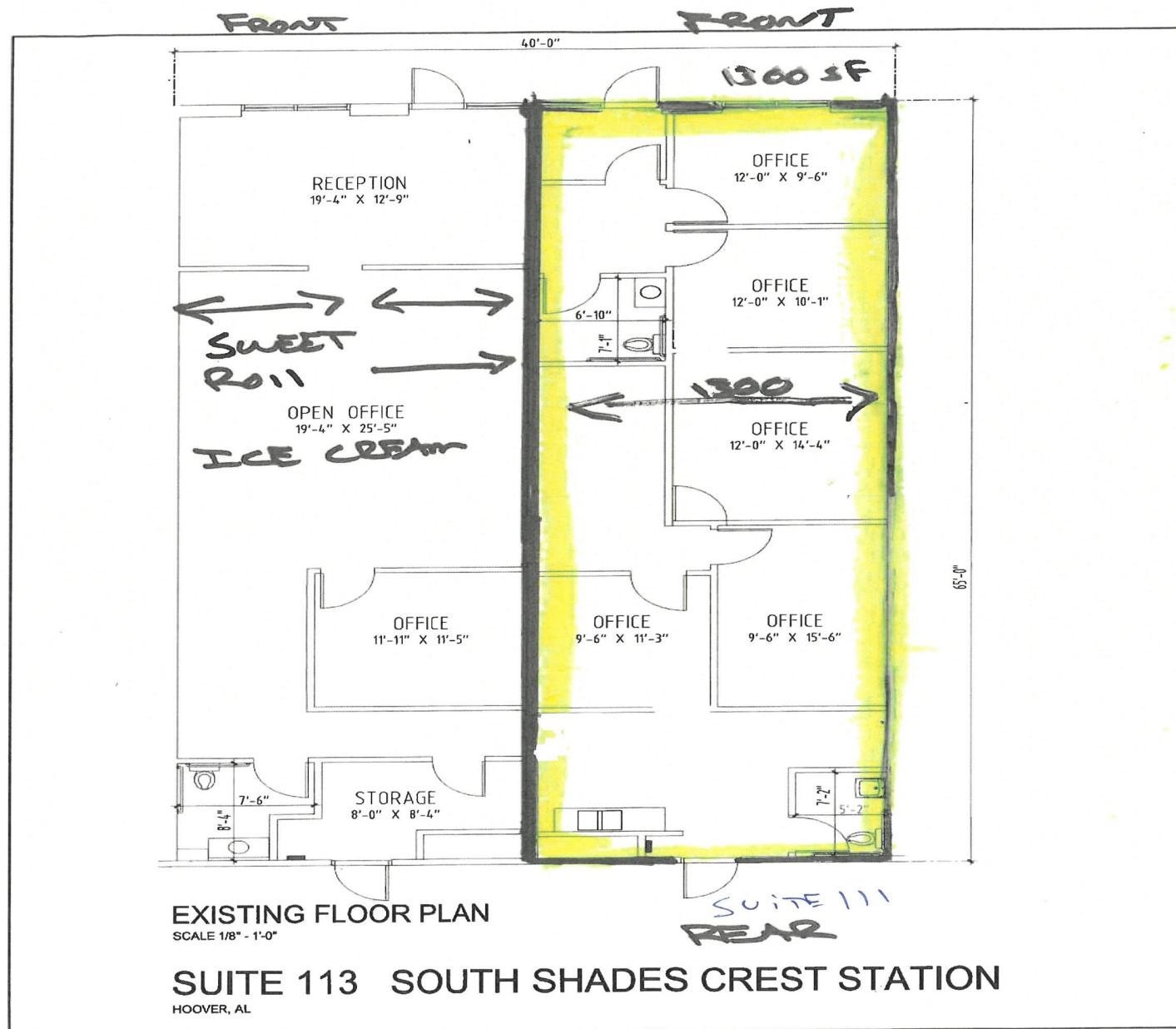
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SPACE PLAN



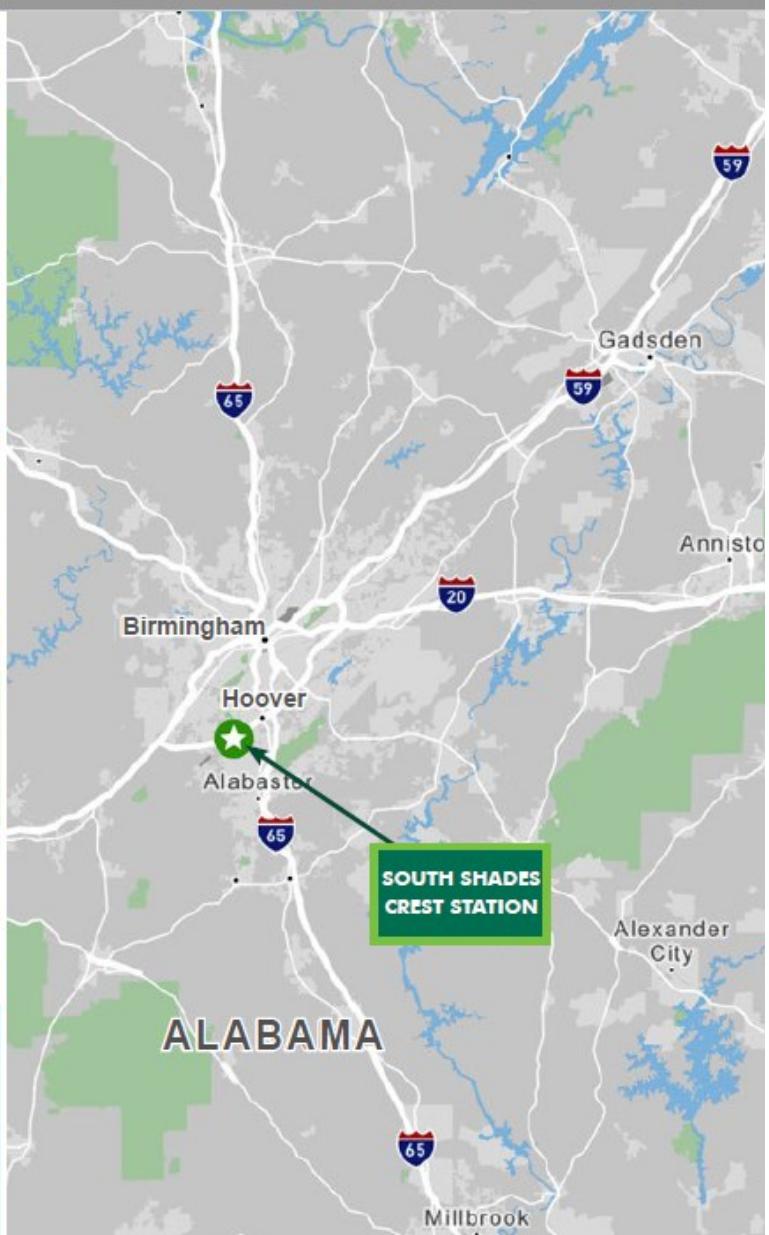
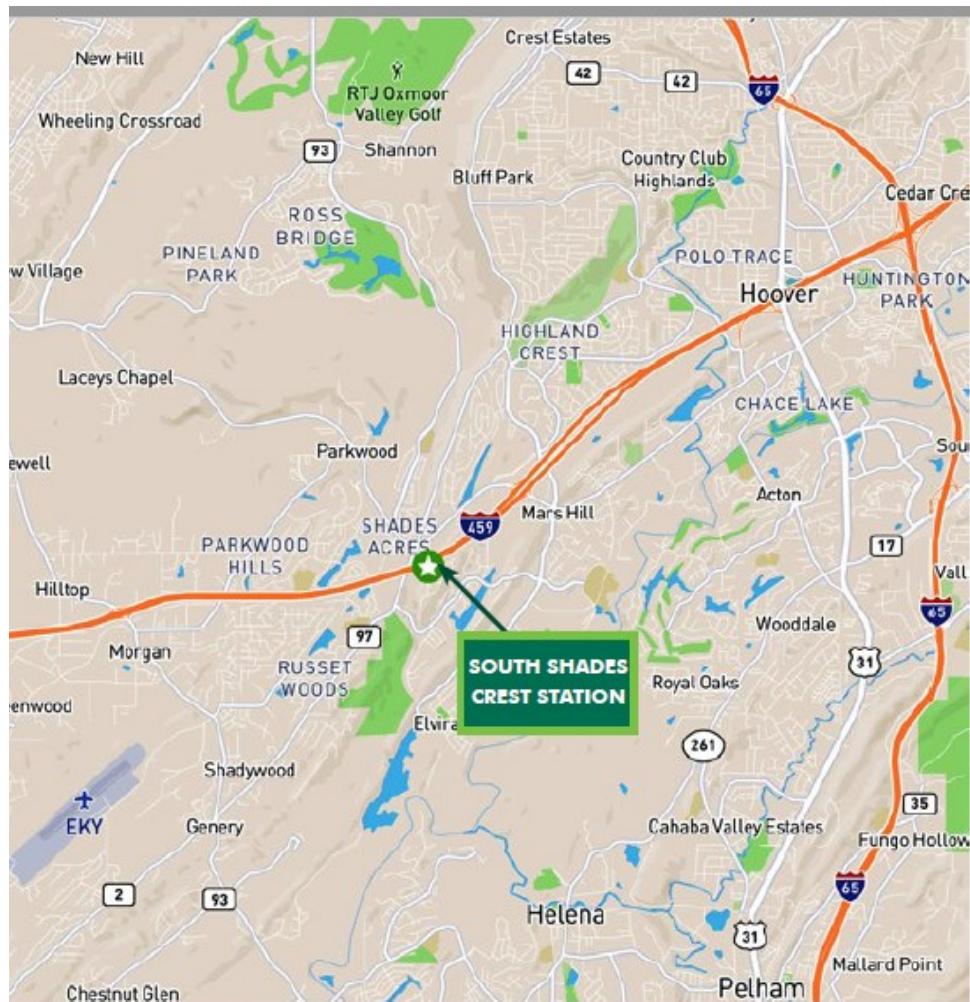
2,600 sf Floor Plan-Can be Subdivided into two-1,300 sf spaces





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LOCATION



ADDRESS

3421 & 3435 South Shades Crest Rd.
Hoover, AL 35244

NORTH EAST VIEW



NORTH WEST VIEW

