

# “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)

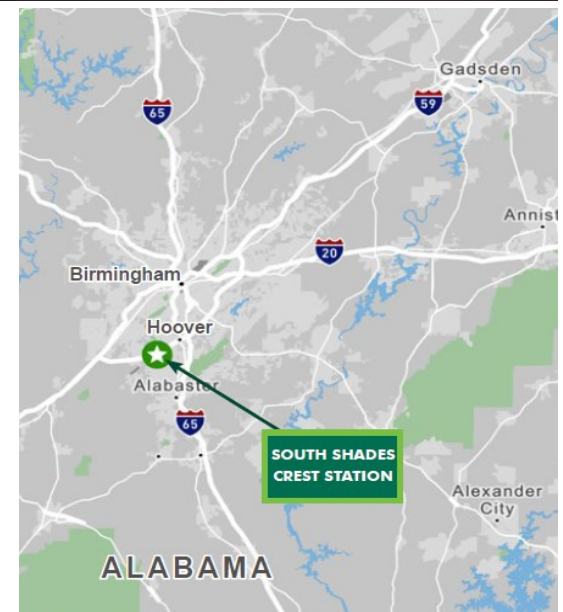
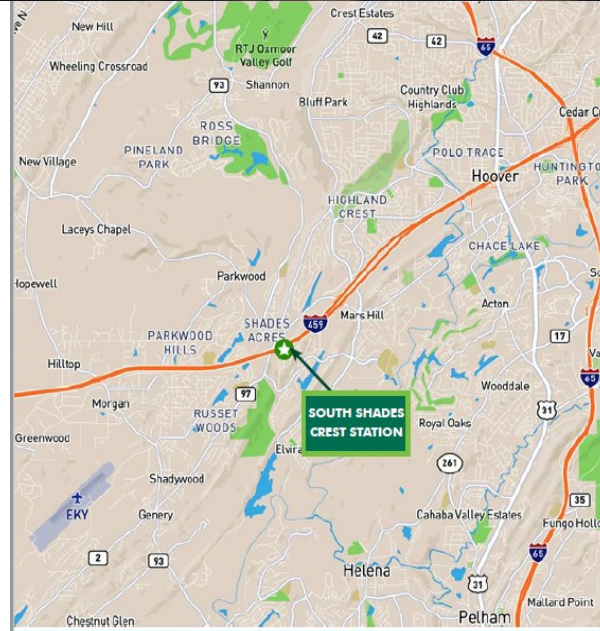
**4,200 sf Available 2-1-26**

**Total GLA:** 25,500 SF

**Rental Rate:** Call Agent For Rates

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

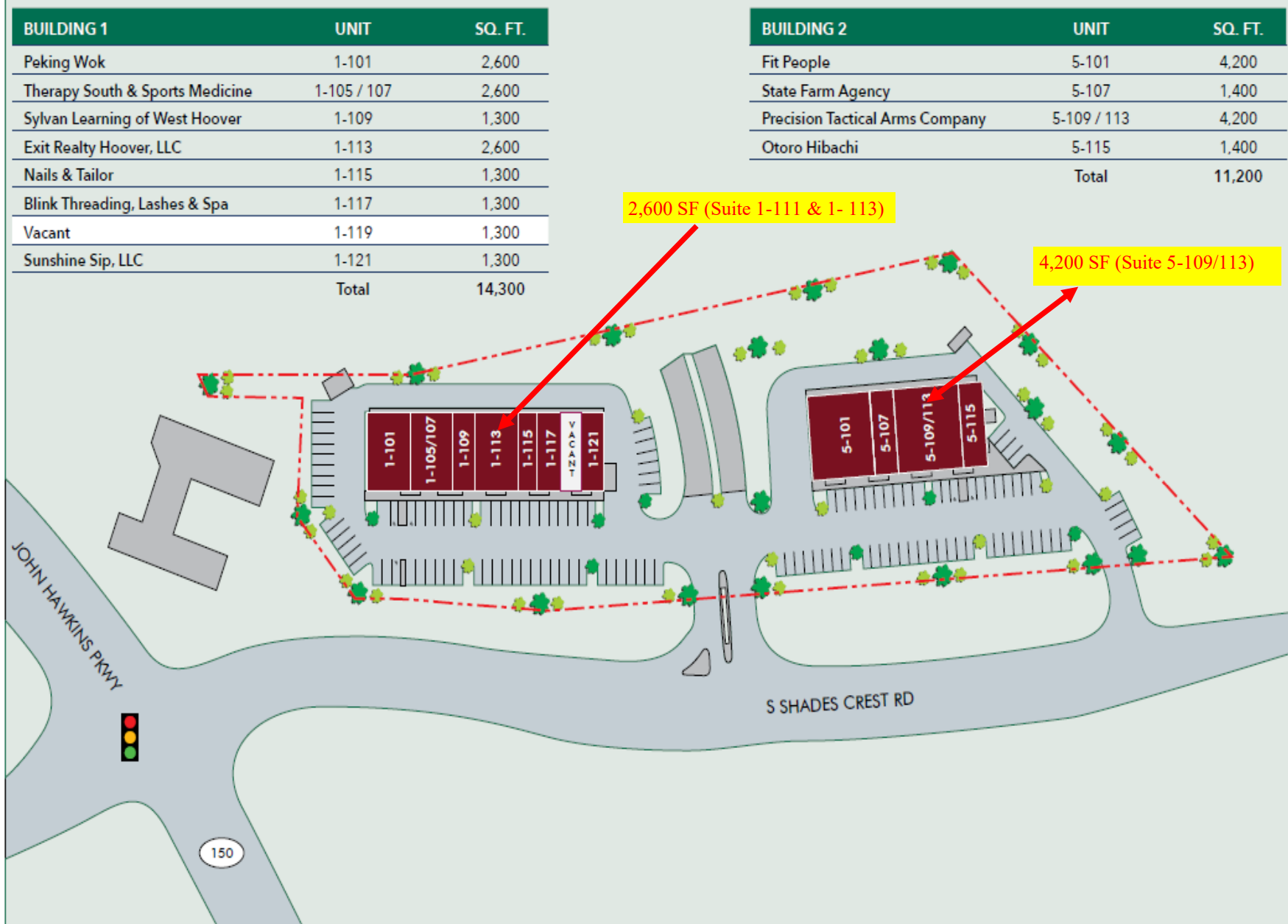
**Current Tenants:** Peking Wok, Therapy South, Blink Threading, Domino's Pizza, Sunshine Nutrition, Otoro Hibachi, Nail Salon, Fit People Fitness, State Farm.



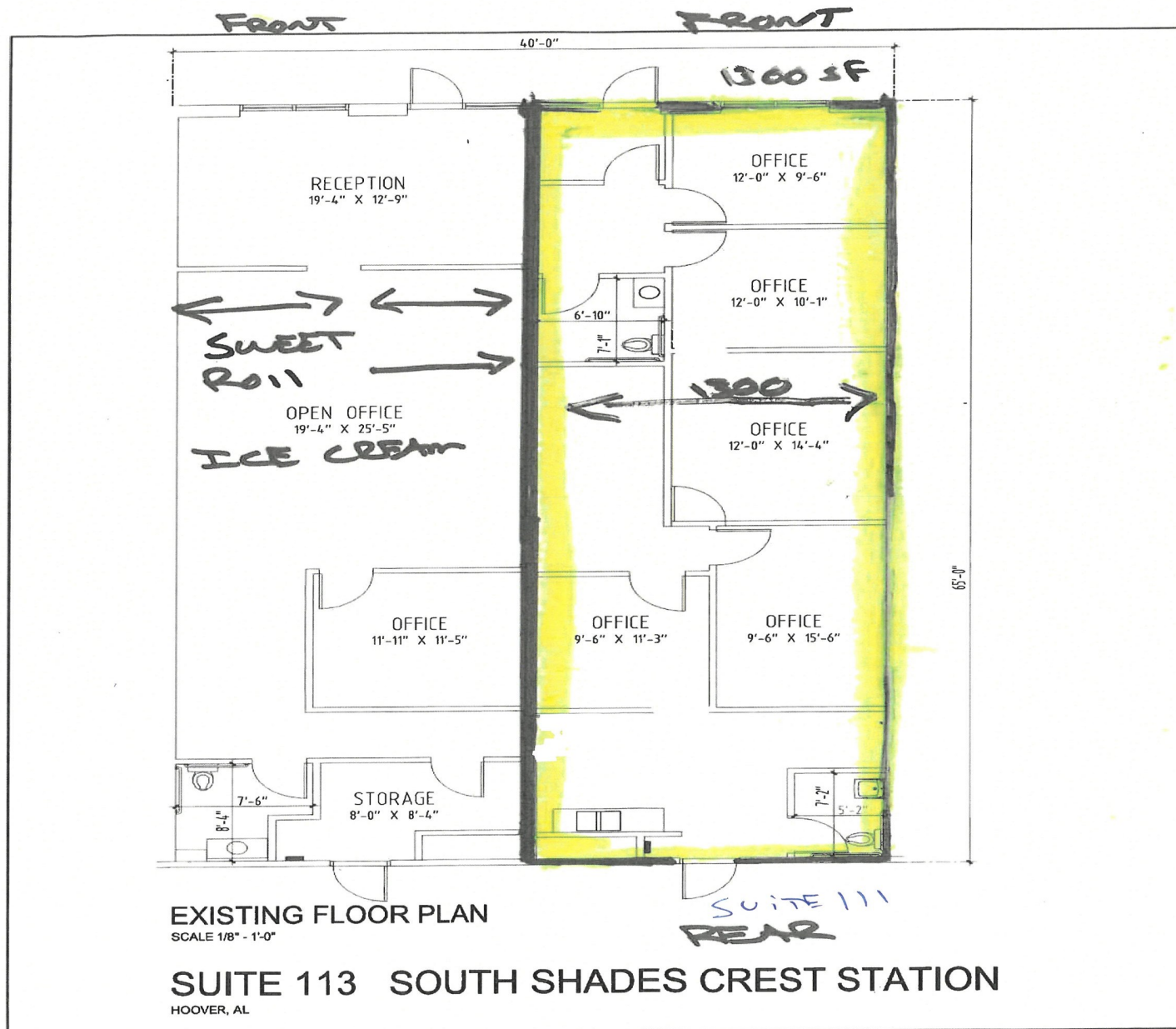
www.engelrealty.com

**Dan Anderson**  
(205) 939-8239 Direct  
danderson@engelrealty.com

# SPACE PLAN

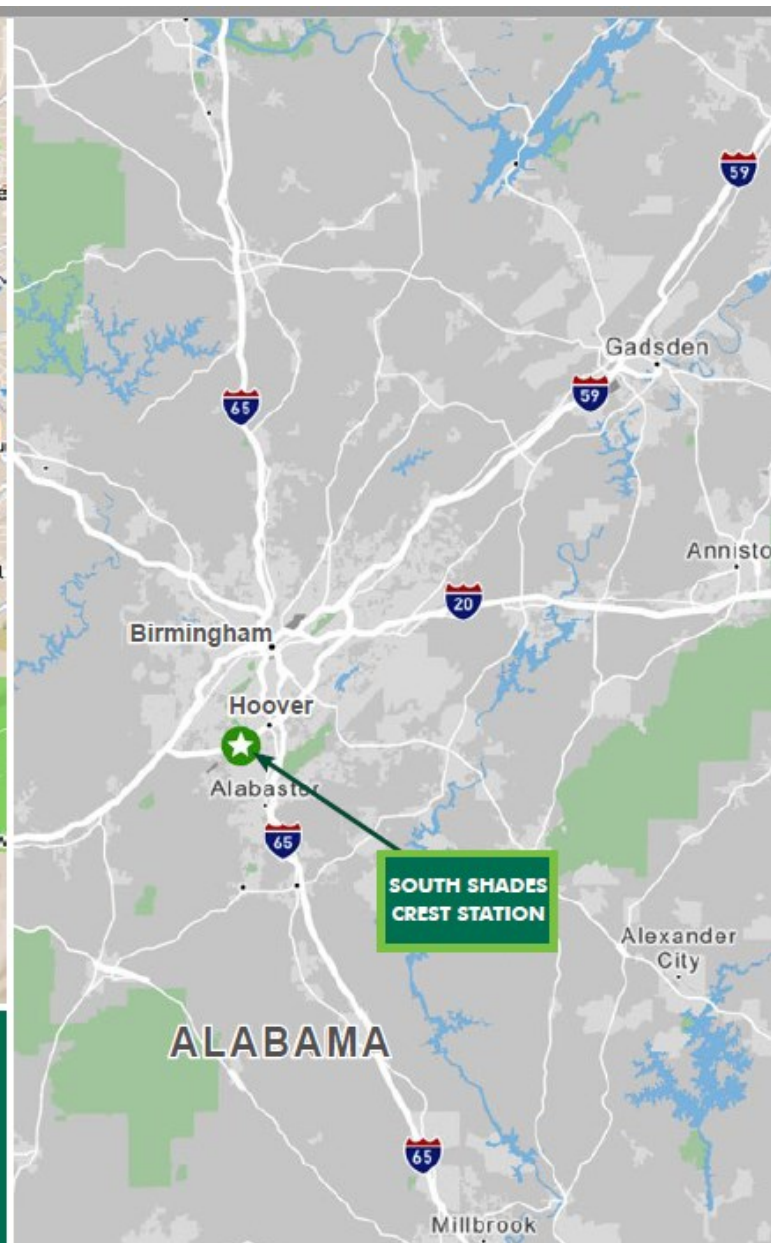
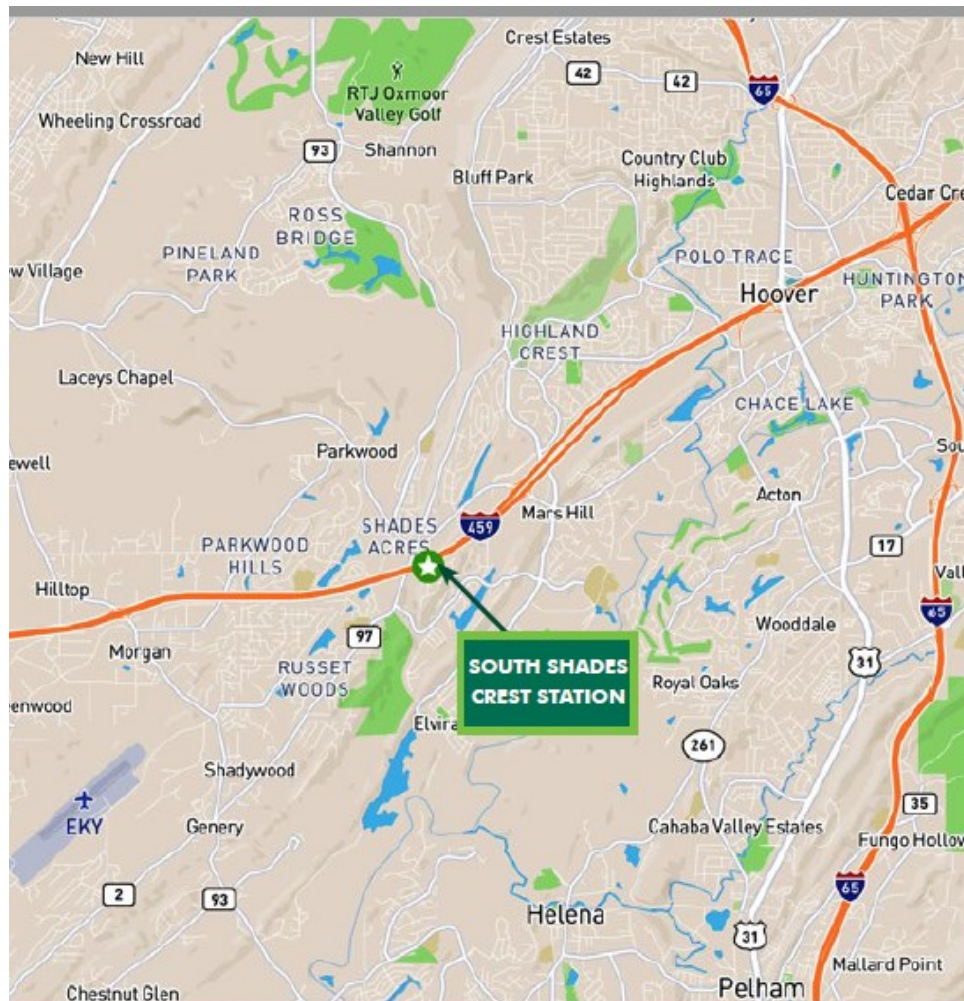


2,600 sf Floor Plan-Can be Subdivided into two-1,300 sf spaces









## LOCATION



## ADDRESS

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



