

FOR LEASE

Legacy Parc at Riverchase

2025 Old Montgomery Highway, Pelham, AL 35244



SHANNON WALTCHACK
WE LOVE REAL ESTATE



PROPERTY SUMMARY

Available SF:	1,625 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	1.59 Acres
Building Size:	6,500 SF
Year Built:	2006

PROPERTY OVERVIEW

We currently have one 1,625 SF end cap available in this great office/retail space just off the Valleydale Road and Highway 31 intersection. The property features two 6,500 SF office/retail buildings with national, regional, and local tenants. Tenants such as Alfa Insurance and Oak Mountain Orthodontics have occupied spaces for numerous years. The building features higher end build-out with stained concrete floors. There are very high traffic counts along Valleydale Road and Old Montgomery Highway, which capture Hoover, Pelham, and Helena traffic.

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

Seth Berry
205.369.0809
sb@shanwalt.com

1616 2nd Avenue South, Suite 100
Birmingham, AL 35233
shanwalt.com

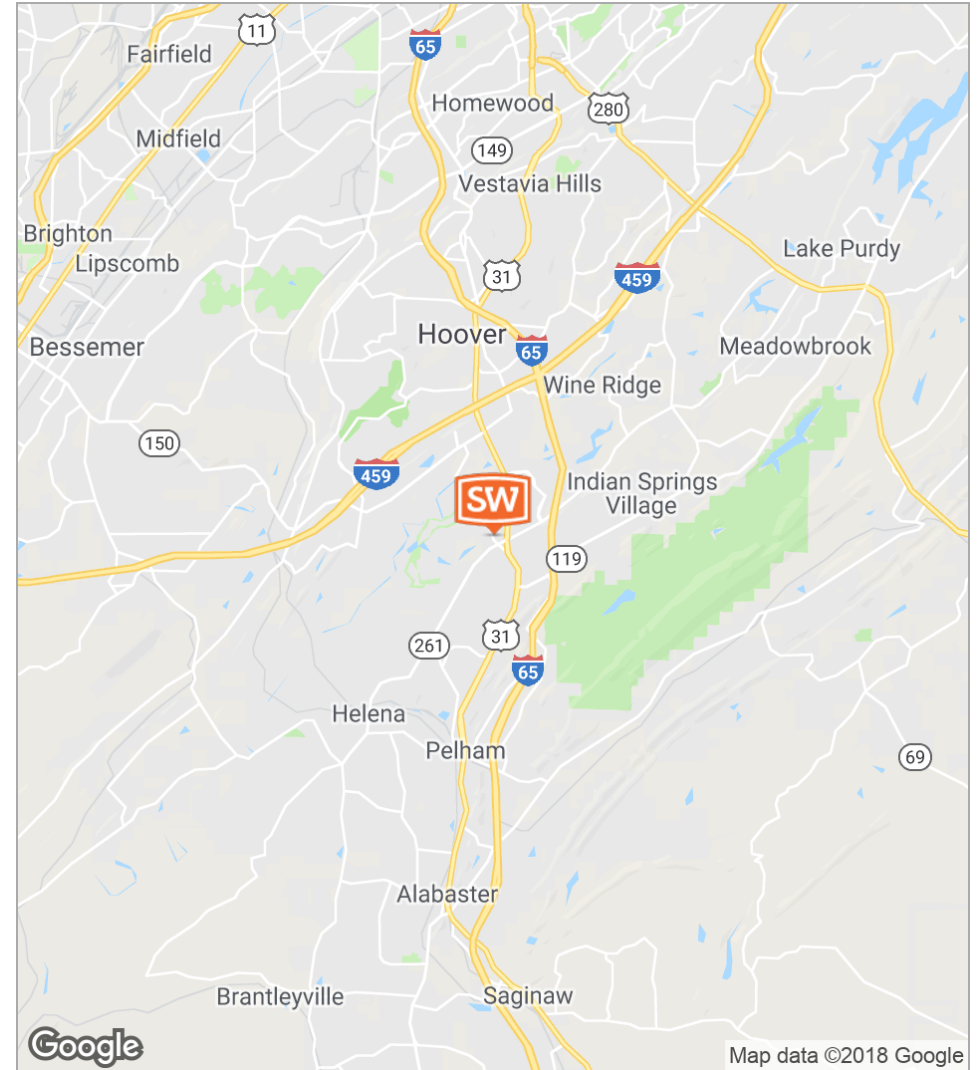
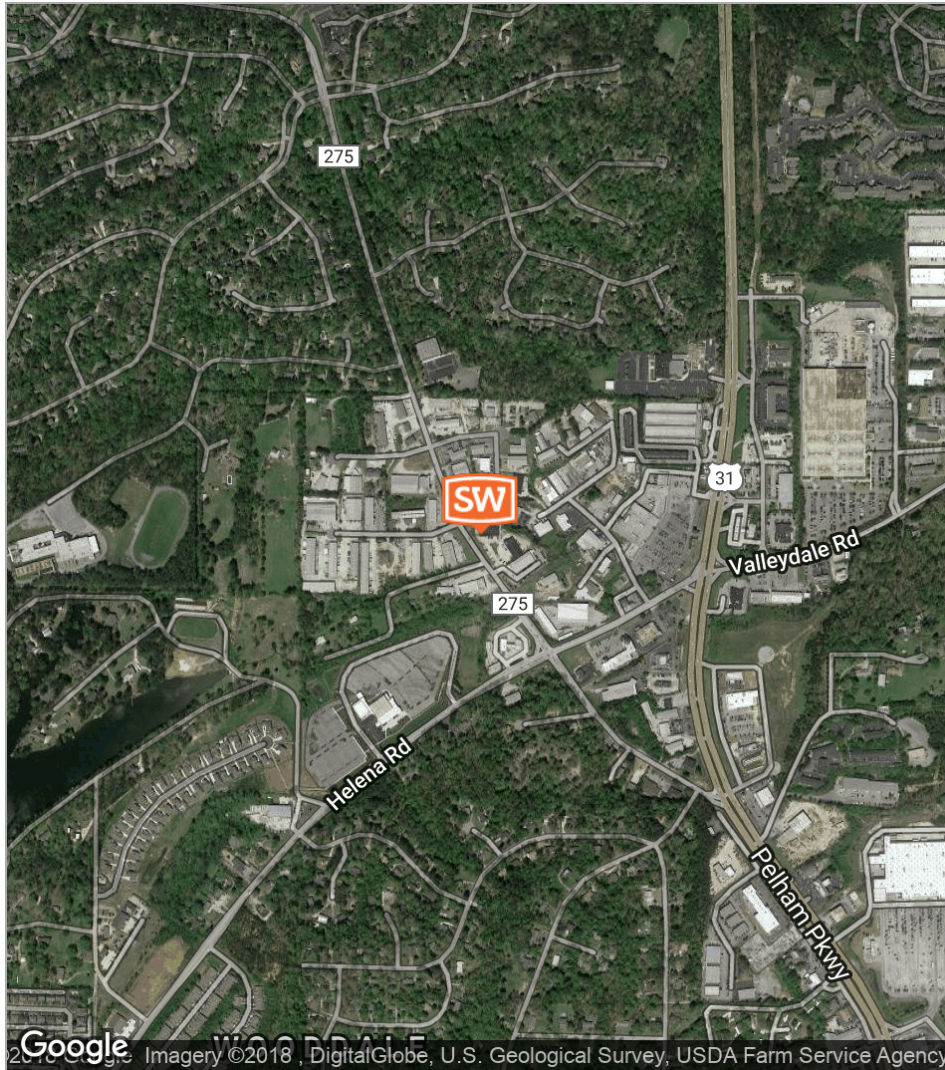
FOR LEASE

Legacy Parc at Riverchase

2025 Old Montgomery Highway, Pelham, AL 35244



SHANNON WALTCHACK
WE LOVE REAL ESTATE



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

Seth Berry
205.369.0809
sb@shanwalt.com

1616 2nd Avenue South, Suite 100
Birmingham, AL 35233
shanwalt.com