

FOR SALE

**4901 Deerfoot Pkwy
Trussville, AL 35244**



Lightpoint

A Healthcare Real Estate Firm



Kyle Church

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Craig Millard

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Purchase Price: \$2,500,000
2026 Projected NOI: \$195,000

Property Specifications

Address: 4901 Deerfoot Pkwy, Trussville, AL 35244
Building Size: ~12,200
Land Size: **5.99 acres**
Tenant Mix: Children & Teen Dental - Suite 101
Lawless Baseball Academy - Suite 110
Vacancy: NONE

Lease Abstract

Tenant: Children & Teen Dental
Term Remaining: 5.5 Years
Current Rent: \$129,892 (\$15.84/sf)
Annual Escalations: 2%
Lease Start/End: May 2021 - April 2031

Lease Abstract

Tenant: Lawless Baseball Academy
Term Remaining: 4.5 Years
Current Rent: \$68,000 (\$17.00/sf)
Annual Escalations: 3%
Lease Start/End: May 2025 - April 2030

Kyle Church
Principal | Qualifying Broker



Contact Information:
e: kyle@lightpointcre.com
c: 205-919-1528

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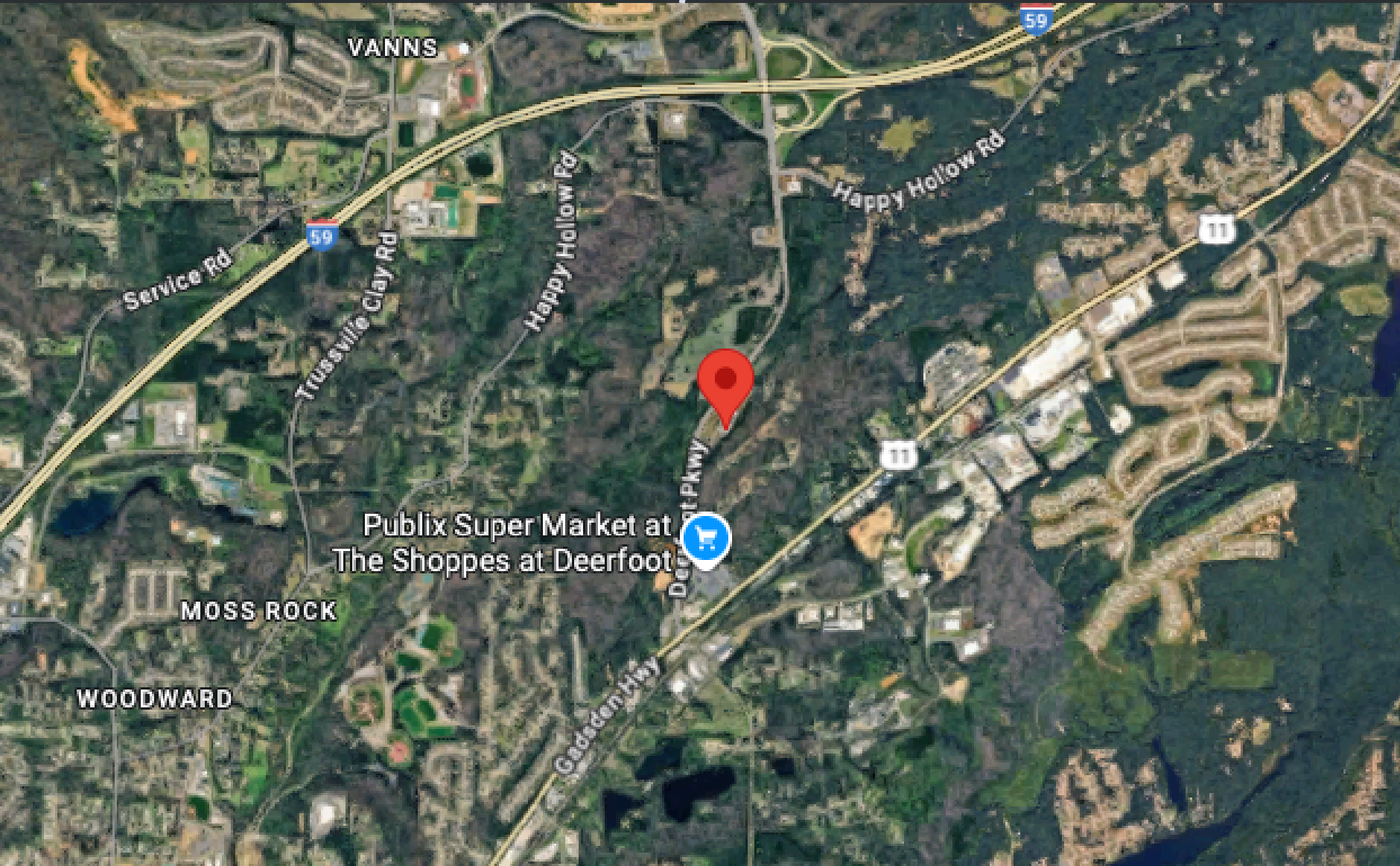
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