

MULTI-TENANT MEDICAL PROPERTY FOR SALE

122 7th Ave. NE ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



BUILDING SIZE: 10,060 SF ♦ PRICE: \$1,700,000

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

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PROPERTY HIGHLIGHTS

122 7th Ave. NE ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

- ♦ Ideal for Medical Owner / User / Investor.
- ♦ 10,060 Sq. Ft. Medical Building
- ♦ 30,070 Sq. Ft. Lot.
- ♦ New Roof 2022.
- ♦ Updated HVAC.
- ♦ 40 Parking Spaces
- ♦ Monument Sign
- ♦ Elevator
- ♦ Prominent location.
- ♦ Walk across street to the Medical Center Entrance.
- ♦ Traffic light allows easy access from Highway 31.
- ♦ Abundance of shopping and restaurants nearby.
- ♦ Level Parking Area offers easy front door parking.
- ♦ High traffic counts of 26,000 CPD on Hwy 31.
- ♦ Over 345,000 residents located within 5 miles.
- ♦ 25% leased, value add, high growth, low risk opportunity.



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AERIAL PHOTOS

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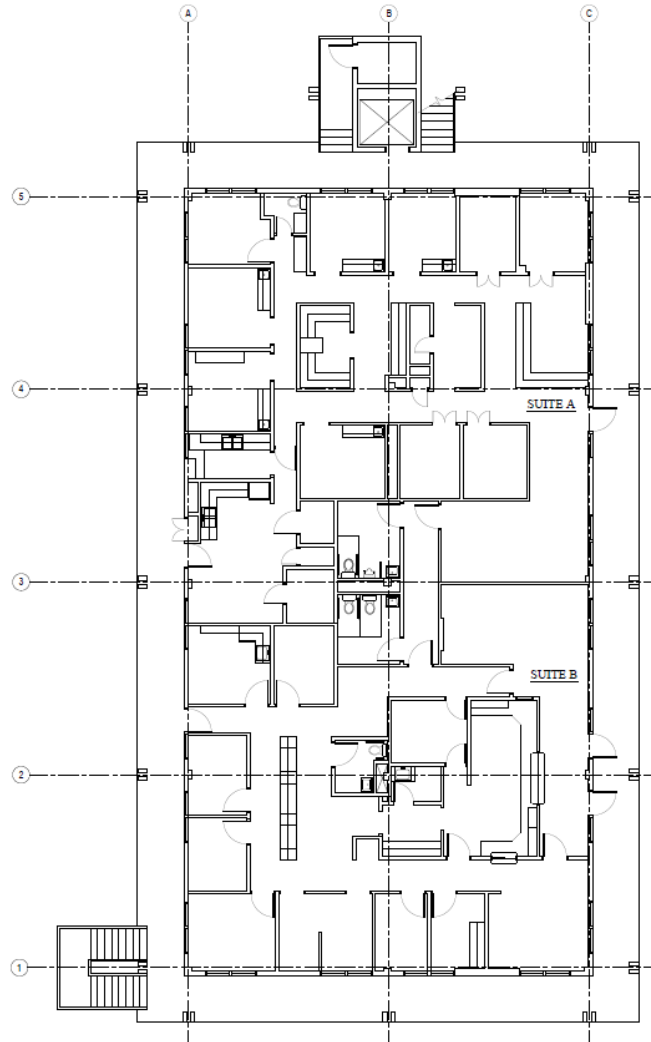
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FLOOR PLAN

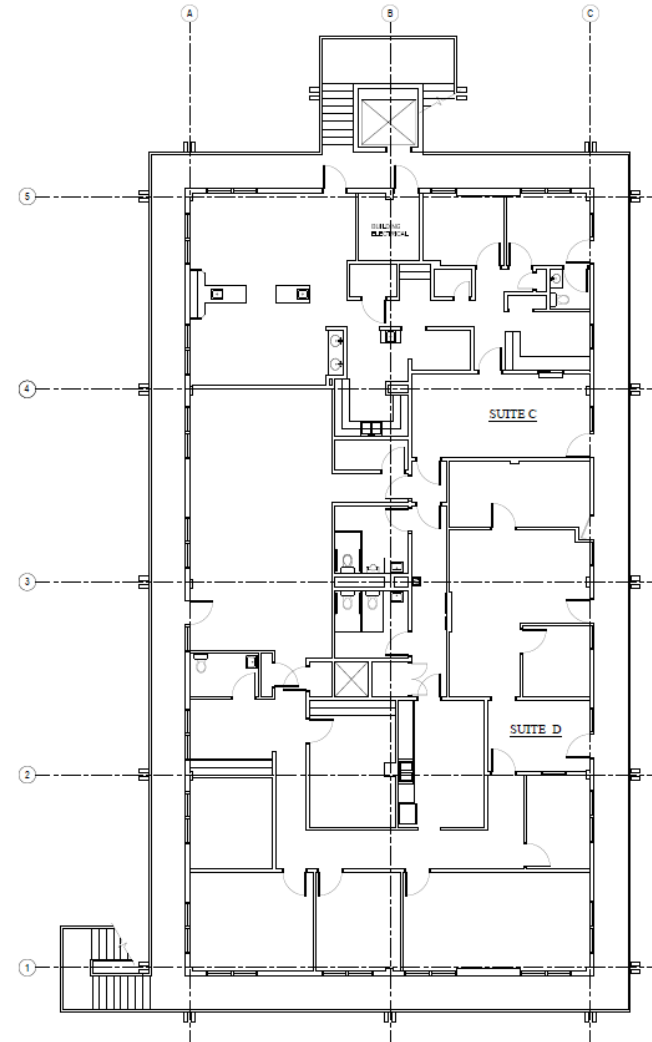
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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

GROSS BUILDING SF: 5,420
COMMON AREA SF: 304
TOTAL SF: 5,724
NET SF: 5,420



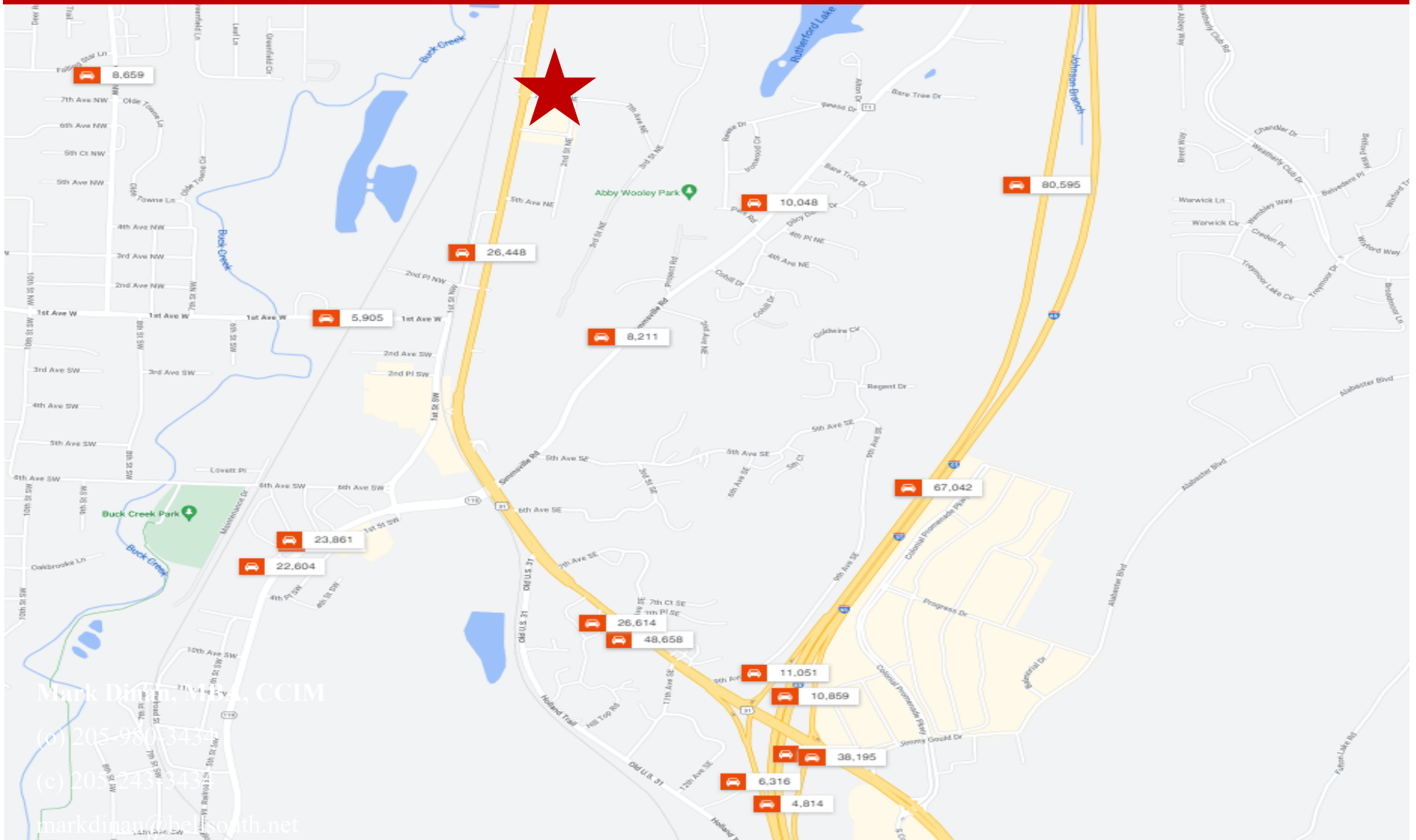
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

GROSS BUILDING SF: 5,420
COMMON AREA SF: 374
TOTAL SF: 5,794
NET SF: 5,420

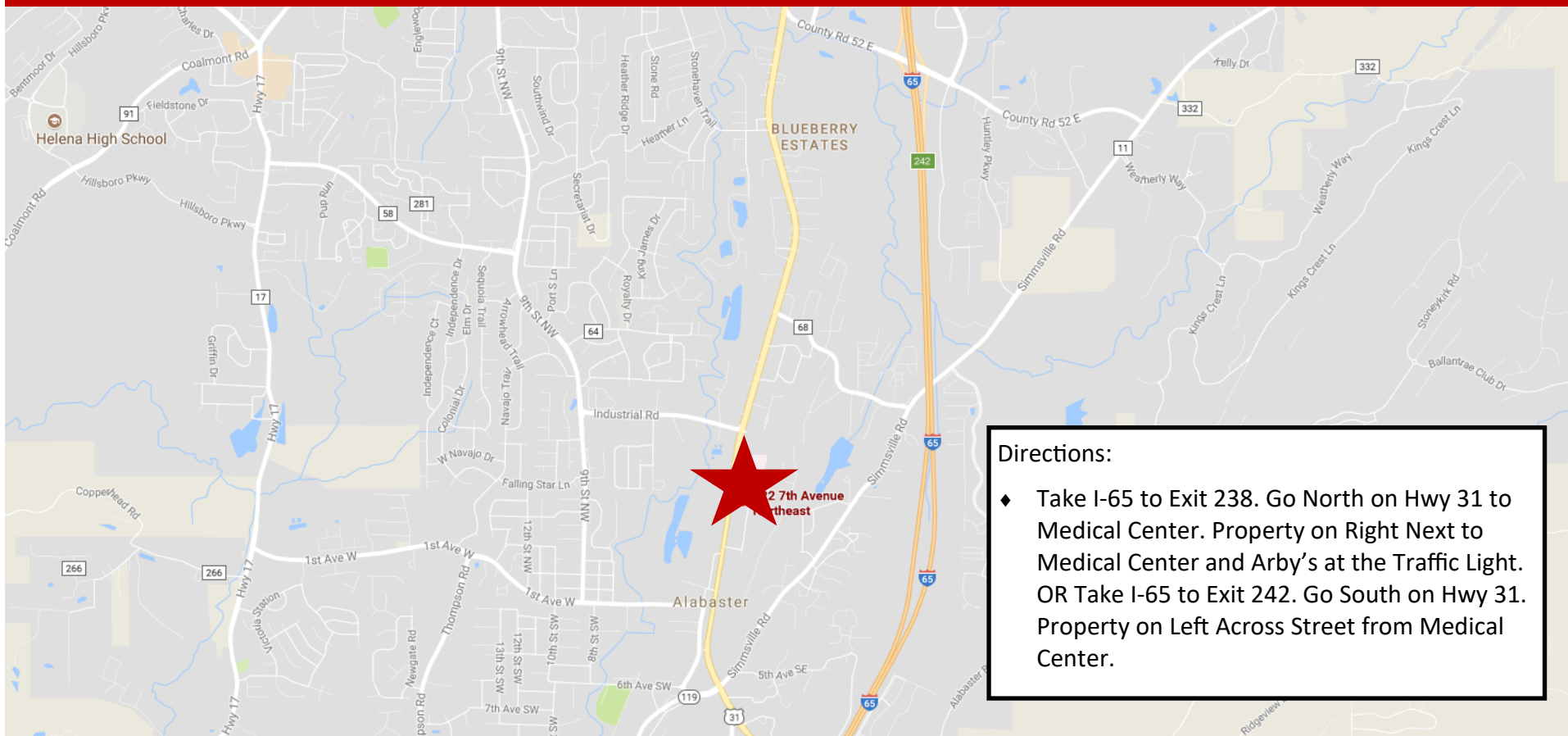
TRAFFIC COUNTS

122 7th Ave. NE ◇ Alabaster, AL ◇ 35007 ◇ Shelby County



LOCATION MAP

4122 7th Ave. NE ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



Directions:

- ♦ Take I-65 to Exit 238. Go North on Hwy 31 to Medical Center. Property on Right Next to Medical Center and Arby's at the Traffic Light. OR Take I-65 to Exit 242. Go South on Hwy 31. Property on Left Across Street from Medical Center.

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DEMOGRAPHICS

122 7th Ave. NE ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

DEMOGRAPHIC SUMMARY

122 7th Ave SE, Alabaster, Alabama, 35007

Ring of 5 miles

KEY FACTS

66,507

Population



24,425

Households

38.8

Median Age

\$72,673

Median Disposable Income

EDUCATION

4.4%

No High School Diploma



22.6%

High School Graduate



27.9%

Some College/
Associate's Degree



45.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$89,952

Median Household Income



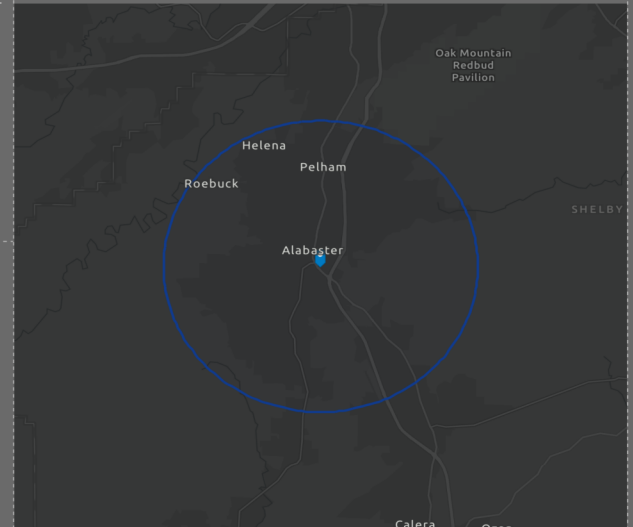
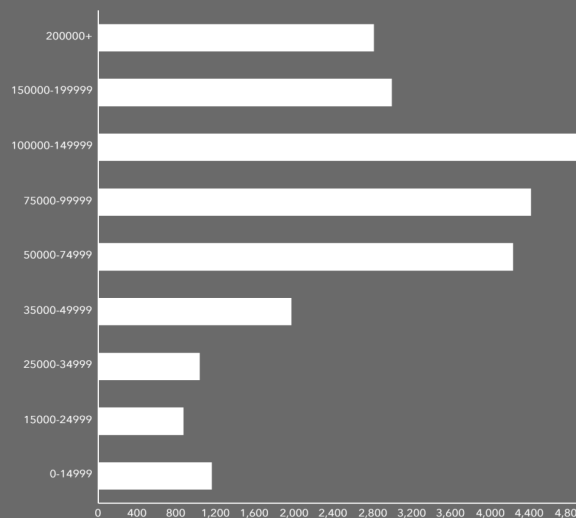
\$42,666

Per Capita Income



\$344,309

Median Net Worth



EMPLOYMENT



White Collar

72.7%



Blue Collar

16.3%



11.9%

3.2%

Unemployment Rate

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