



PRIME MEDICAL OFFICE SUITES

2349 DANVILLE ROAD SOUTHWEST, DECATUR, AL 35603



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	7
DEMOGRAPHICS	11
CUSTOM SECTION	15
ADVISOR BIOS	18

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	24,266 SF
Available SF:	2,200 - 19,849 SF
Market:	Decatur

PROPERTY OVERVIEW

Discover the ideal medical space for your business at 2349 Danville Road Southwest in Decatur, AL. This well-appointed property offers a contemporary design, expansive floor plans, and versatile spaces suitable for a range of business needs. Boasting ample parking, modern facilities, and convenient access to major transportation routes, this medical property provides the perfect combination of functionality and convenience. With its prime location and customizable features, including state-of-the-art amenities and versatile layouts, this property presents an unparalleled opportunity to create a dynamic work environment tailored to your unique business requirements. Experience the epitome of modern business excellence at 2349 Danville Road Southwest.

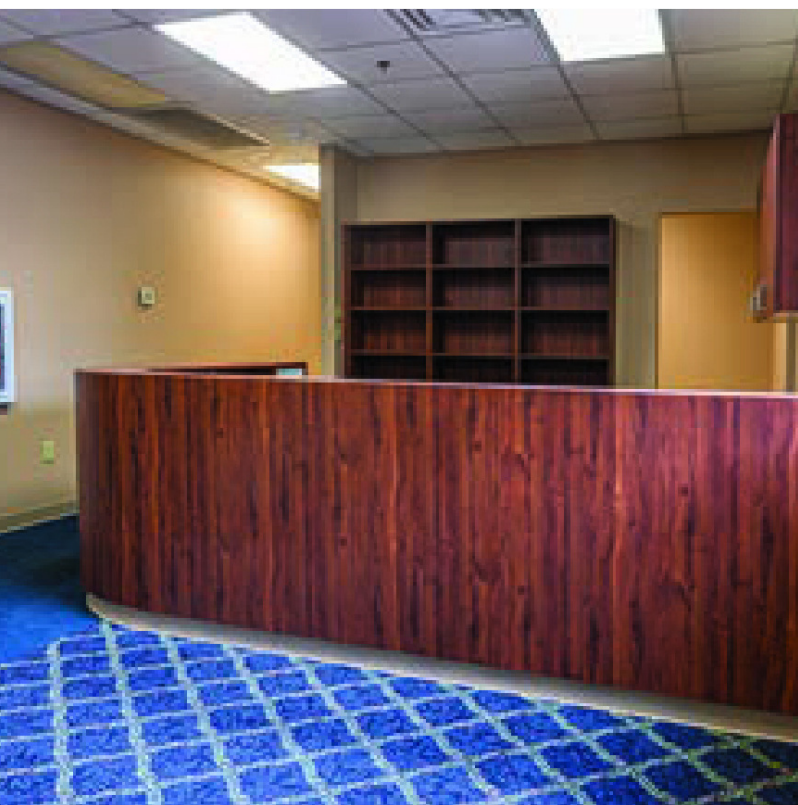
PROPERTY HIGHLIGHTS

- Three Suites Available
- Class B Medical
- Located near Decatur Morgan Hospital & Parkway Campus
- High Visibility on Danville Rd and Beltline Rd
- Abundant Natural Light
- Flexible Floor Plans
- Ample On-site Parking



PROPERTY INFORMATION

2349 Danville Road Southwest, Decatur, AL 35603



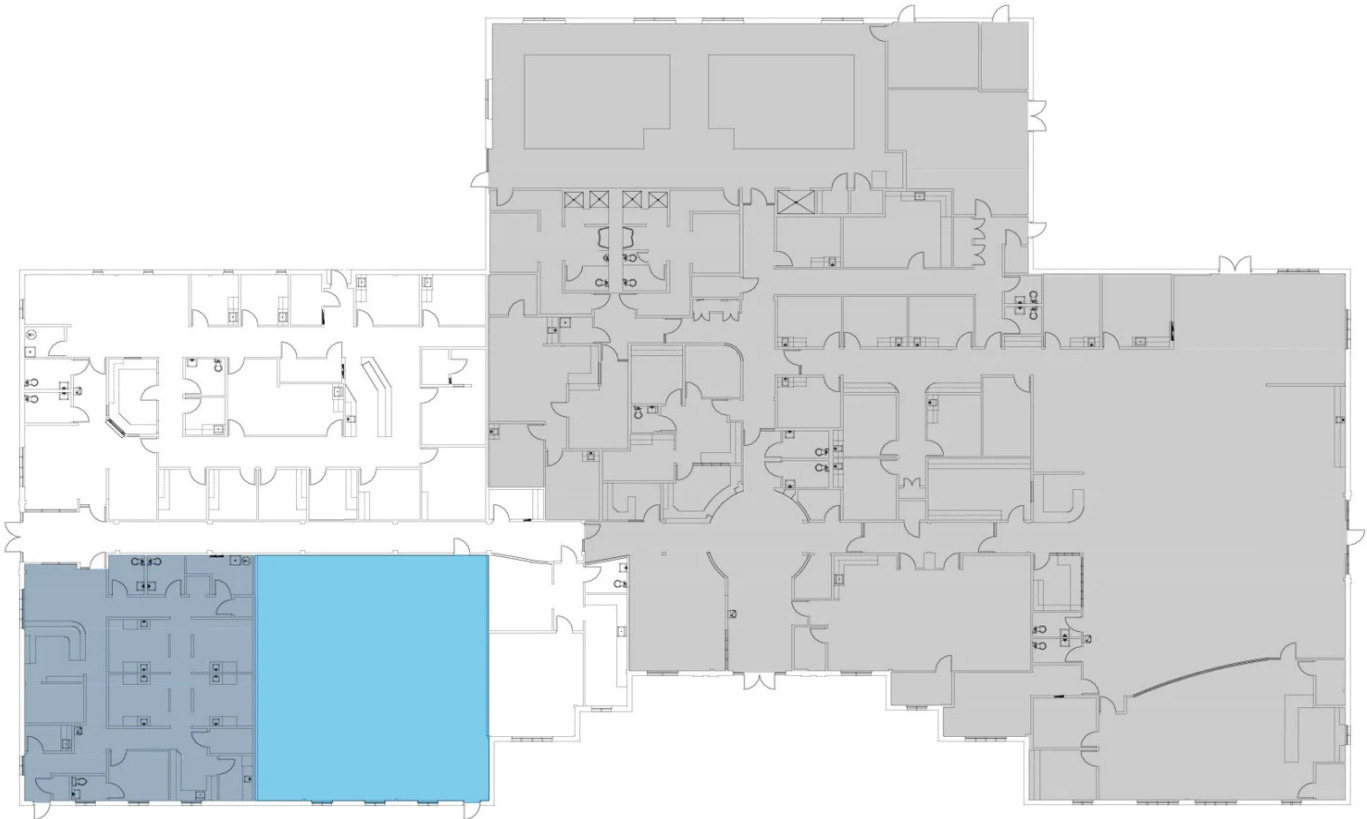
FLOOR PLANS



SUITE 103
+/- 2,200 SF

SUITE 102
+/- 2,217 SF

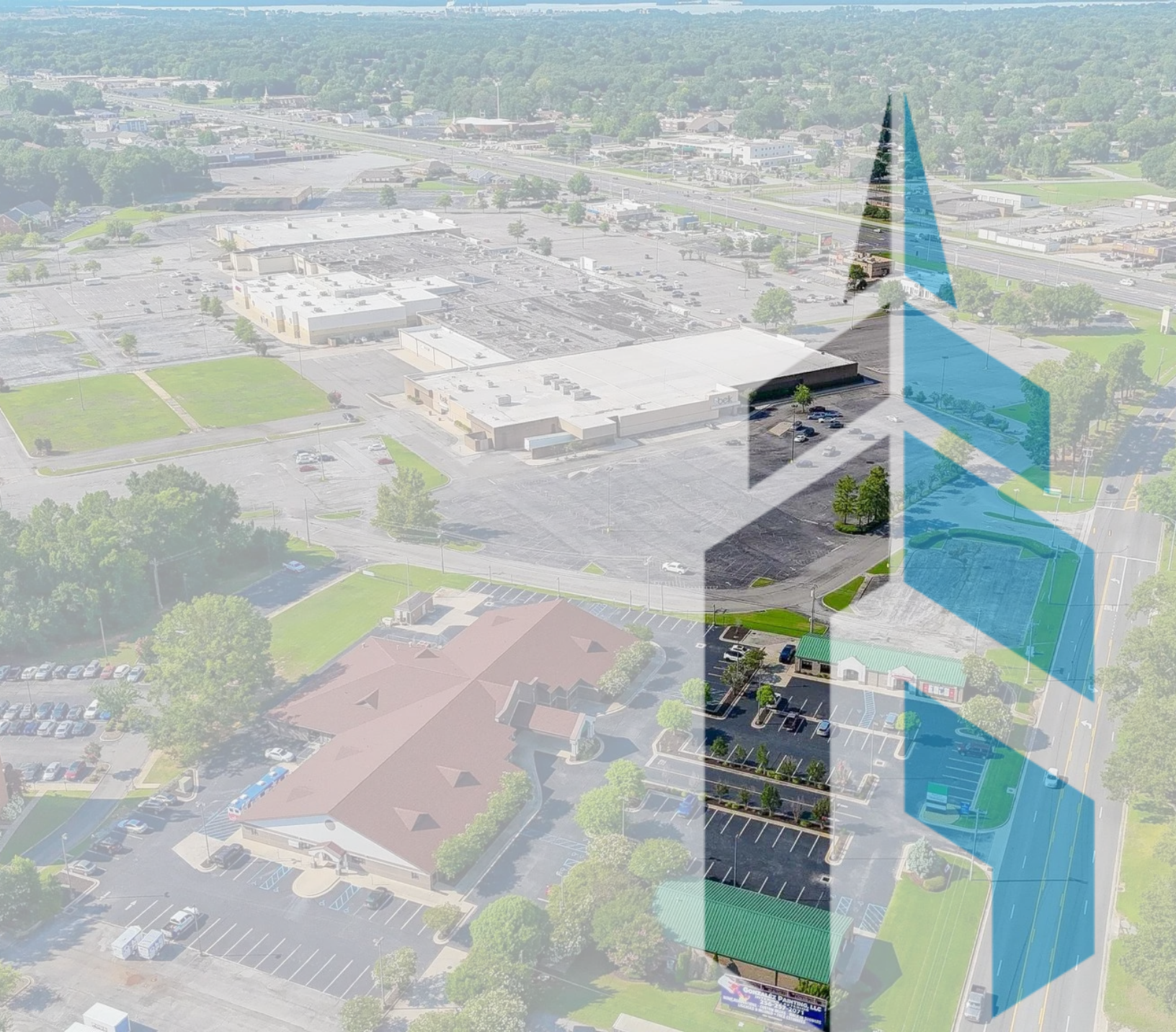
SUITE 100
+/- 19,849 SF



Danville Rd SW

NOTE: DRAWING IS APPROXIMATE AND TO SCALE.

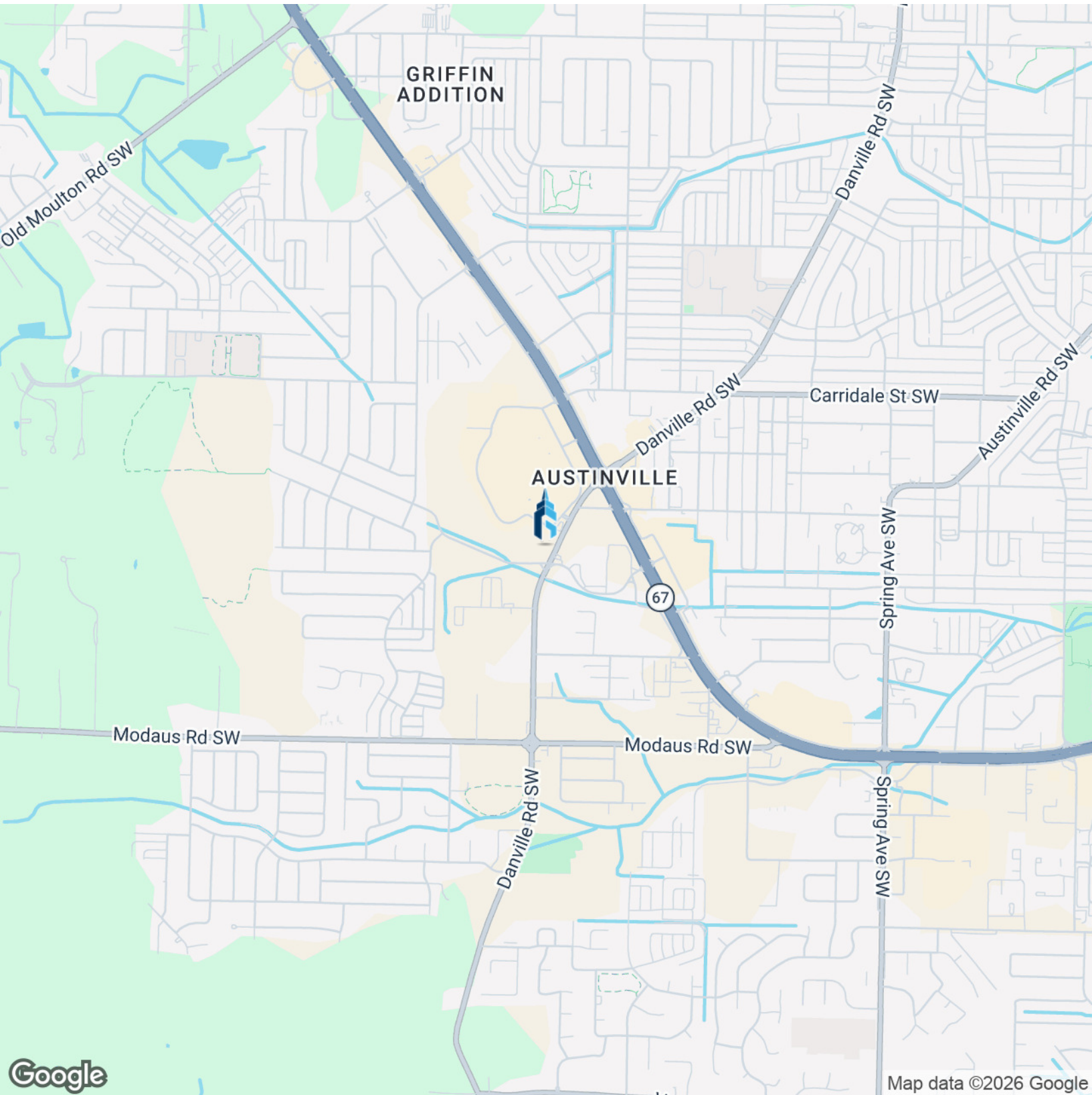
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LOCATION INFORMATION

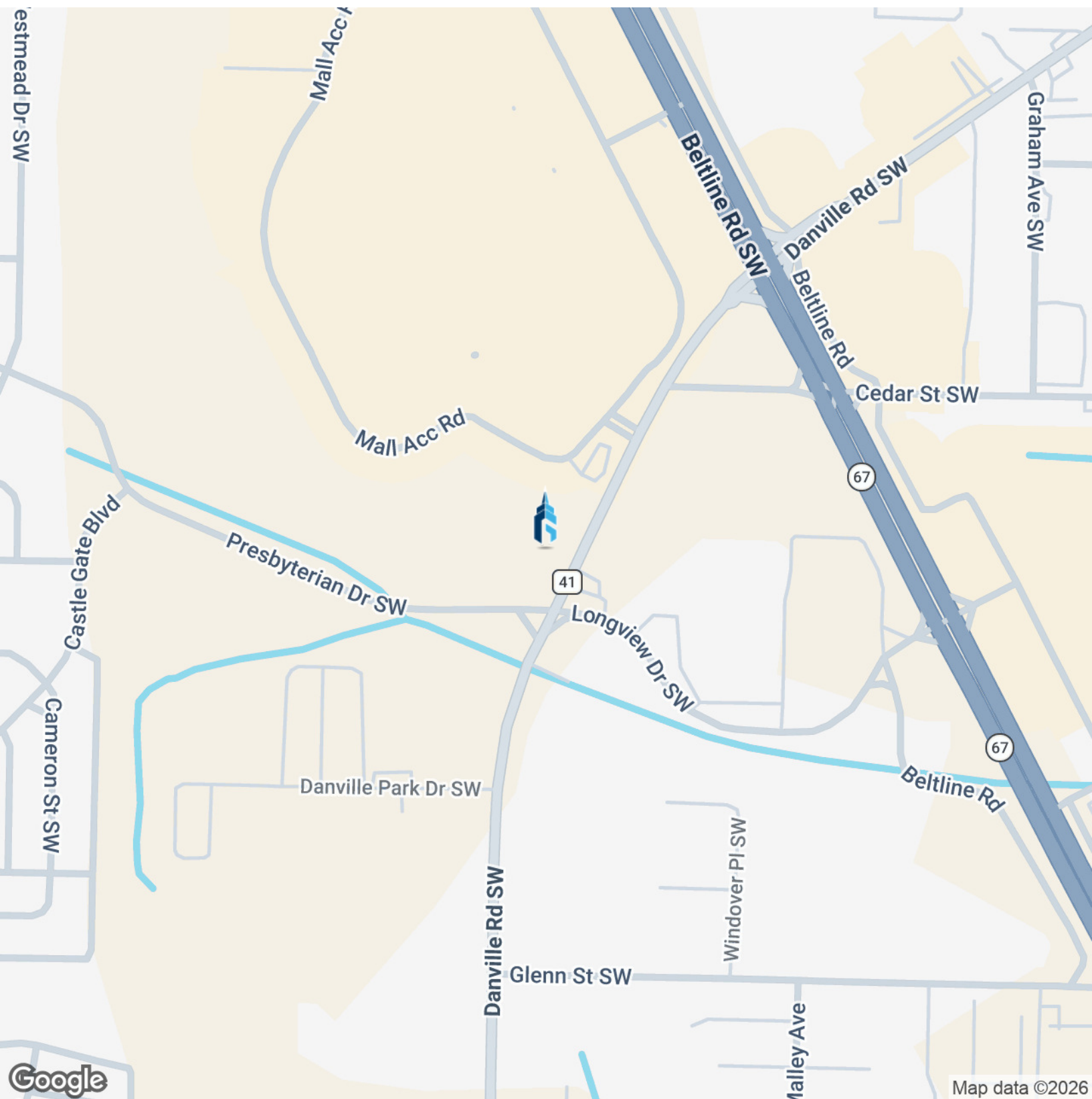
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LOCATION MAP



RETAILER MAP



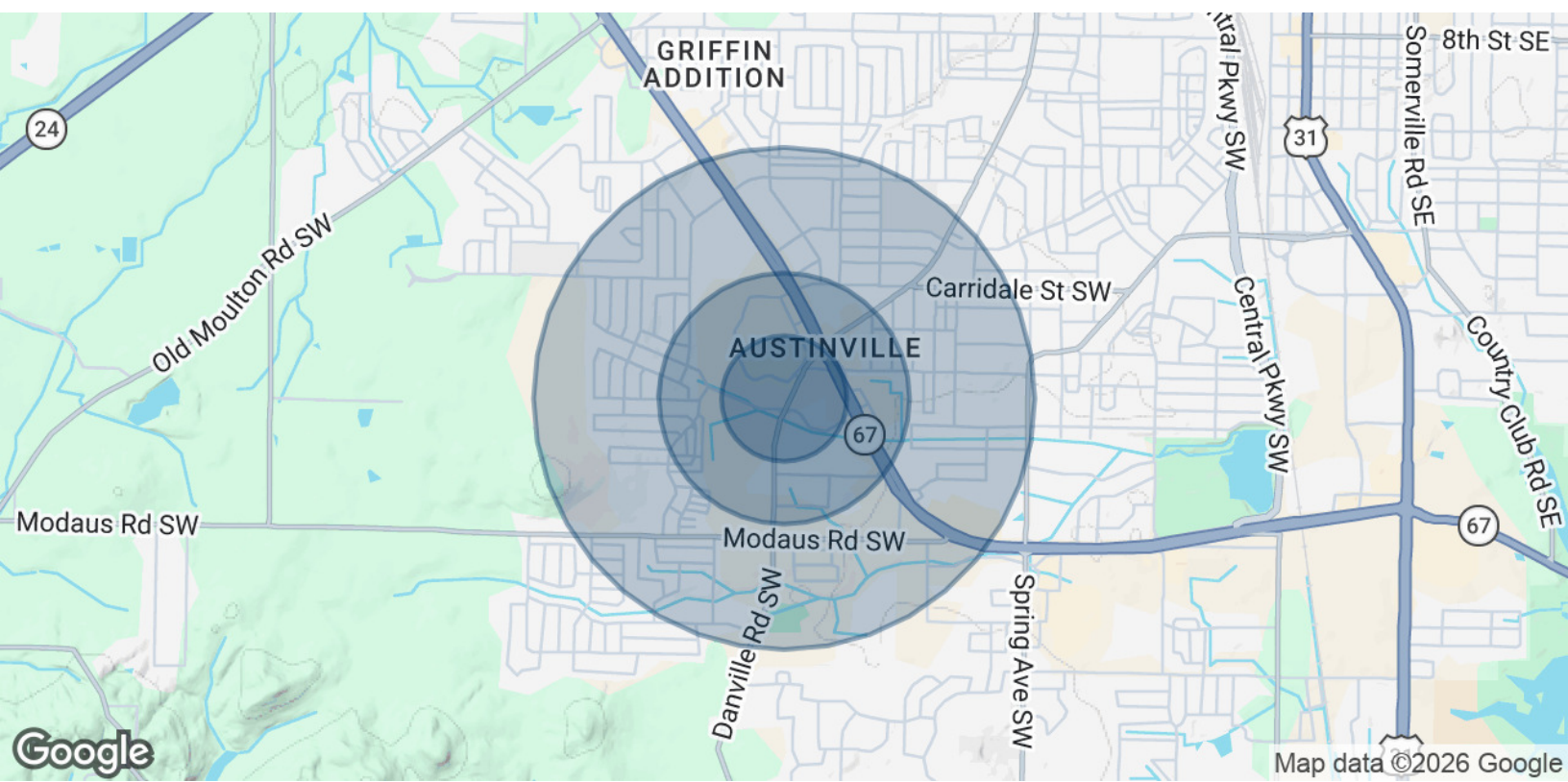




DEMOGRAPHICS

2349 Danville Road Southwest, Decatur, AL 35603

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	303	1,489	7,044
Average Age	35.4	38.3	40.3
Average Age (Male)	25.5	31.0	34.7
Average Age (Female)	36.8	39.6	41.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	136	646	2,975
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$59,068	\$64,367	\$70,938
Average House Value	\$169,968	\$167,878	\$176,269

2023 American Community Survey (ACS)

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	8,130	40,972	60,327
2020 Population	8,622	42,328	61,762
2025 Population	8,652	42,517	61,843
2030 Population	8,648	42,518	61,939
2010-2020 Annual Rate	0.59%	0.33%	0.24%
2020-2025 Annual Rate	0.07%	0.08%	0.02%
2025-2030 Annual Rate	-0.01%	0.00%	0.03%

Age			
2025 Median Age	40.9	39.0	39.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	55.4%	51.1%	54.8%
Black Alone	25.2%	25.7%	23.2%
American Indian Alone	0.7%	0.8%	0.8%
Asian Alone	1.3%	1.0%	0.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.0%	12.9%	12.0%
Two or More Races	8.4%	8.4%	8.2%
Hispanic Origin	14.1%	19.3%	17.9%
Diversity Index	70.8	75.8	73.5

Households			
2010 Total Households	3,586	16,585	24,059
2020 Total Households	3,769	17,402	25,014
2025 Total Households	3,865	17,968	25,830
2030 Total Households	3,926	18,277	26,298
2010-2020 Annual Rate	0.50%	0.48%	0.39%
2020-2025 Annual Rate	0.48%	0.61%	0.61%
2025-2030 Annual Rate	0.31%	0.34%	0.36%
2025 Average Household Size	2.19	2.32	2.33
Wealth Index	61	66	70

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	18.5%	18.9%	19.5%
Median Household Income			
2025 Median Household Income	US\$68,827	US\$65,107	US\$67,843
2030 Median Household Income	US\$77,745	US\$74,252	US\$76,940
2025-2030 Annual Rate	2.47%	2.66%	2.55%
Average Household Income			
2025 Average Household Income	US\$84,979	US\$84,104	US\$86,639
2030 Average Household Income	US\$93,178	US\$90,991	US\$93,968
Per Capita Income			
2025 Per Capita Income	US\$37,540	US\$35,325	US\$36,325
2030 Per Capita Income	US\$41,831	US\$38,860	US\$40,030
2025-2030 Annual Rate	2.19%	1.93%	1.96%
Income Equality			
2025 Gini Index	41.0	43.2	43.5
Socioeconomic Status			
2025 Socioeconomic Status Index	48.8	44.0	45.2
Housing Unit Summary			
Housing Affordability Index	129	125	121
2010 Total Housing Units	3,873	17,936	26,167
2010 Owner Occupied Hus (%)	58.6%	61.2%	62.9%
2010 Renter Occupied Hus (%)	41.4%	38.8%	37.1%
2010 Vacant Housing Units (%)	7.4%	7.5%	8.1%
2020 Housing Units	4,027	18,558	26,970
2020 Owner Occupied HUs (%)	56.8%	57.8%	60.0%
2020 Renter Occupied HUs (%)	43.2%	42.2%	40.0%
Vacant Housing Units	6.2%	6.4%	7.3%
2025 Housing Units	4,108	18,971	27,572
Owner Occupied Housing Units	57.7%	58.7%	60.9%
Renter Occupied Housing Units	42.3%	41.3%	39.1%
Vacant Housing Units	5.9%	5.3%	6.3%
2030 Total Housing Units	4,159	19,255	28,001
2030 Owner Occupied Housing Units	2,284	10,853	16,158
2030 Renter Occupied Housing Units	1,642	7,424	10,140
2030 Vacant Housing Units	233	978	1,703



TRAFFIC DATA

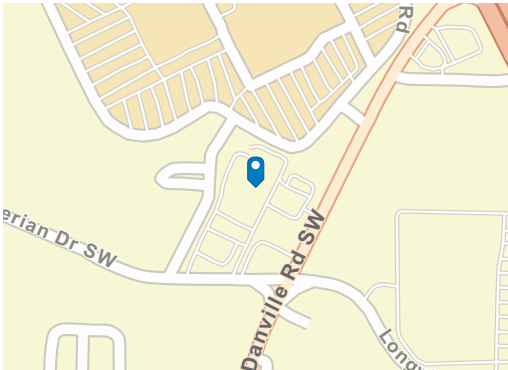
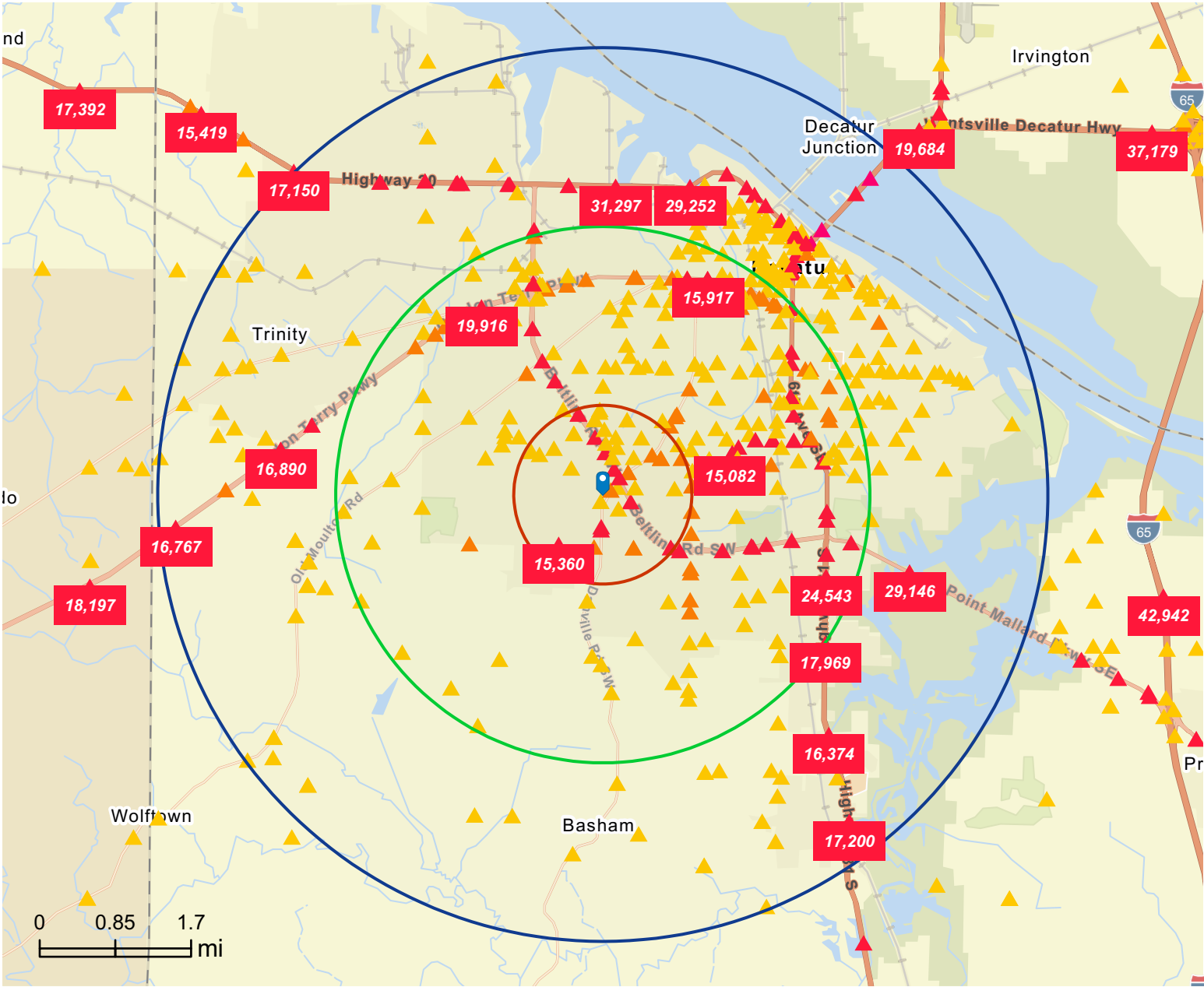
2349 Danville Road Southwest, Decatur, AL 35603

Traffic Count Map

2305 Danville Rd SW, Decatur, Alabama, 35603

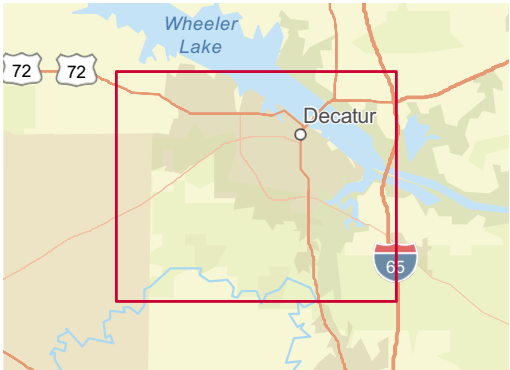


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

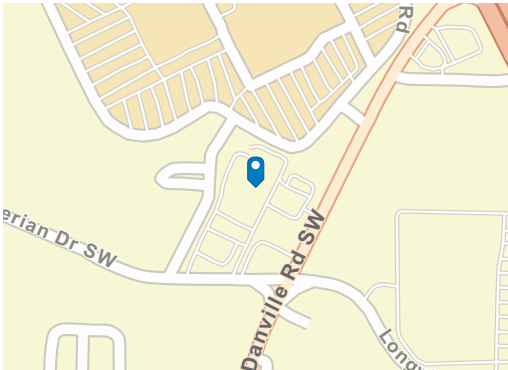


Traffic Count Map - Close Up

2305 Danville Rd SW, Decatur, Alabama, 35603

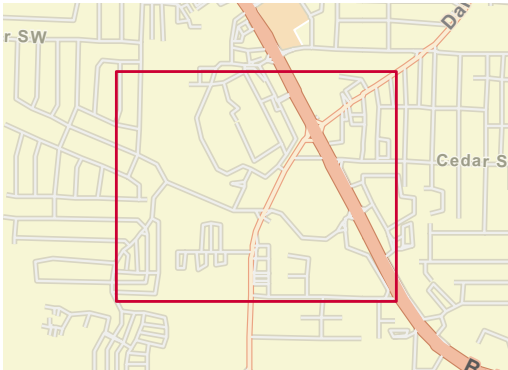


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





ADVISOR BIOS

2349 Danville Road Southwest, Decatur, AL 35603

**WILL SWANN**

Commercial Agent

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Direct: **256.355.0721 x301** | Cell: **256.606.2424**

AL #000173842-0

PROFESSIONAL BACKGROUND

Will Swann is a commercial real estate professional with Gateway Commercial Brokerage, specializing in healthcare-focused investment sales and value-add medical office assets across North Alabama. With a foundation built on years of leadership in the veterinary compounding pharmacy industry, Will brings a unique blend of operational discipline, financial acumen, and client-first service to the commercial real estate sector.

Before entering real estate, Will served as a leader in sterile compounding operations, multi-state regulatory expansion, product development, and sales strategy. His experience building processes, managing teams, and understanding the needs of medical professionals now gives him a distinct advantage as he helps investors identify and unlock value in medical strip centers, medical office buildings, and healthcare-adjacent retail properties.

A North Alabama native, Will is deeply invested in the communities he serves. He lives in Decatur with his wife and their two young children, who motivate his commitment to building a long-term career focused on integrity, exceptional service, and meaningful relationships. Known for his work ethic, curiosity, and entrepreneurial drive, Will strives to become the go-to commercial real estate advisor for investors and healthcare owners/operators across the region.

Whether assisting clients with acquisitions, dispositions, or long-term portfolio strategy, Will's mission is simple: deliver unmatched value, communicate with transparency, and work relentlessly to help his clients succeed.

EDUCATION

Will earned his Doctor of Pharmacy (PharmD) degree and spent his early career developing deep expertise in problem-solving, compliance, and strategic growth—skills he now applies to analyzing assets, evaluating risk, and managing long-term investment portfolios.



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