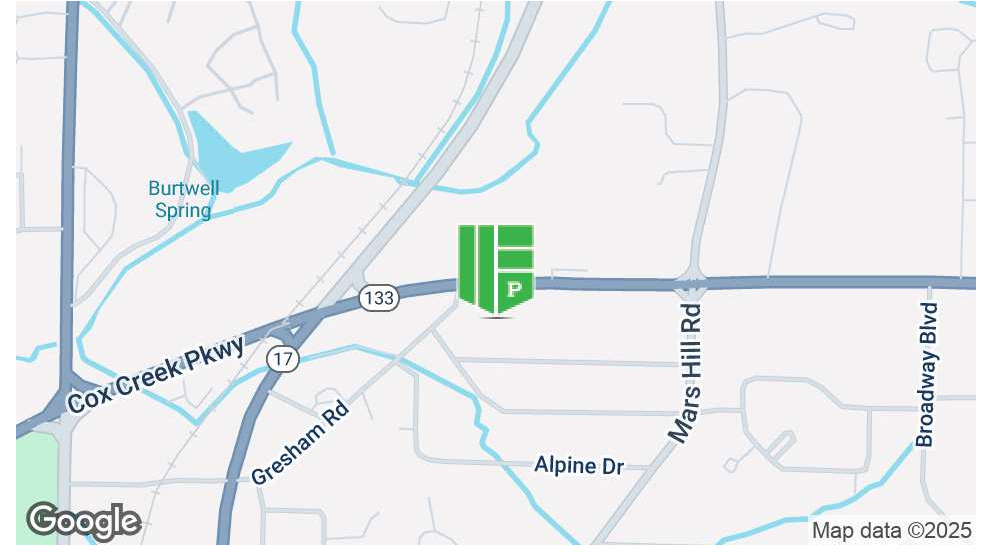


**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Sale Price:	\$1,720,000
Building Size:	6,194 SF
Lot Size:	1.25 Acres
Price / SF:	\$277.69
Year Built:	2005
Zoning:	R-B

**PROPERTY OVERVIEW**

Located in one of Florence's primary medical corridors, 727 Cox Creek Parkway offers a prime opportunity for healthcare providers or investors seeking a professional, high-visibility facility. This 6,194 SF medical office building sits along the heavily trafficked Cox Creek Parkway, between Helton Drive and Mars Hill Road, with approximately 22,040 vehicles passing daily. Surrounded by numerous established medical, dental, and specialty practices, the property is ideally positioned for visibility, accessibility, and synergy with other healthcare providers.

Originally built in 2005, the building has been well maintained and recently updated with new flooring and paint, giving it a fresh, clean look that's ready for immediate use. The layout is designed for maximum clinical efficiency, with four individual pods, each equipped with its own exam rooms and provider office, ideal for multi-specialty or team-based practices. Interior features include 12 exam rooms, an X-ray suite, a dedicated lab, four private provider offices, a large waiting room, a spacious reception area, and a functional business office. A covered entry with a designated drop-off and pick-up zone enhances the patient experience, and the property includes 48 on-site parking spaces for added convenience.

PROPERTY DETAILS & HIGHLIGHTS



Building Name	Medical Office - Cox Creek Parkway
Property Type	Office
Property Subtype	Medical
Building Size	6,194 SF
Lot Size	1.25 Acres
Building Class	A
Year Built	2005
Number of Floors	1



- 6,194 SF medical office with 3,136 SF of expansion space (shell condition)
- Prime location along Cox Creek Parkway with 22,040 daily traffic count
- 12 exam rooms, X-ray suite, lab, and 4 provider offices
- Recently updated with new flooring and paint
- 48 parking spaces and covered patient drop-off area



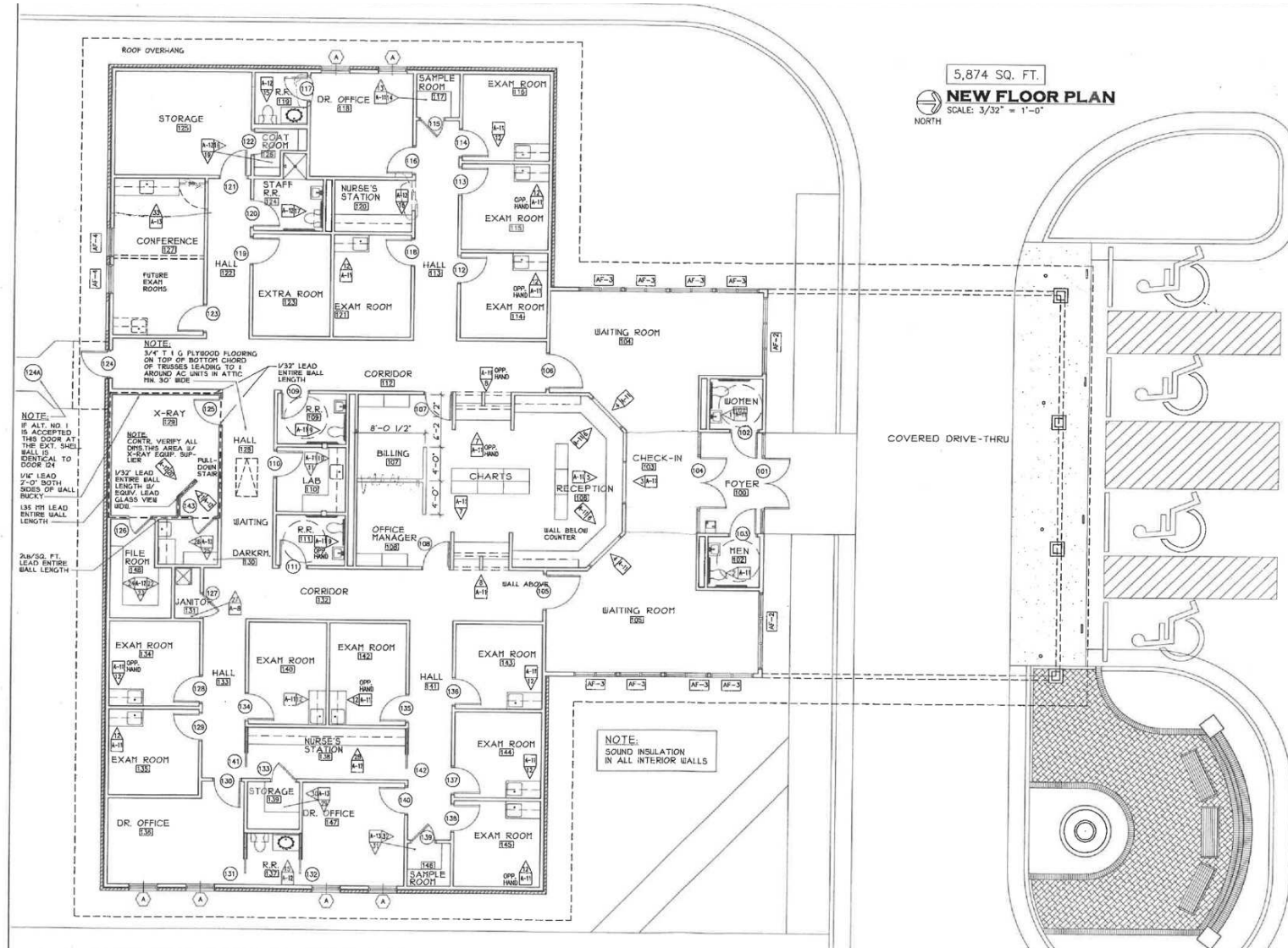
**ADDITIONAL PHOTOS**



 <p><b>SKT</b> ARCHITECTS &amp; PLANNERS <small>INCORPORATED IN ALABAMA</small></p> <p style="font-size: small;">STATE OF ALABAMA REGISTERED ARCHITECT No. 10000-PA-00000000 EXPIRATION DATE 12/31/2015</p>
<p>A NEW MEDICAL OFFICE FOR <b>FAMILY PRACTICE ASSOCIATES</b> AT COX CREEK PARKWAY FLORENCE, ALABAMA</p>
JOB NUMBER <b>03F601</b>
<u><b>SIC / SITE PLAN</b></u> <small>(SEE EXHIBITS FOR DETAILS)</small>
REVISION <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
SHEET TITLE <b>SITE GRADING PLAN</b>
SHEET NUMBER <b>X - 4</b> of 7      or      17



**FLOOR PLANS**



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**SKT**  
ARCHITECTS, P.C.

STATE OF ALABAMA  
REGISTERED ARCHITECTS

A NEW MEDICAL OFFICE  
FOR  
**FAMILY PRACTICE ASSOCIATES**  
727 COX CREEK PARKWAY  
FLORENCE, ALABAMA

JOB NUMBER  
**03F601**

DATE  
**04/09/2024**

REVISIONS

SHEET TITLE  
**NEW FLOOR PLAN**

SHEET NUMBER  
**A-2**  
OF  
**18**

**DEMOGRAPHICS MAP & REPORT**

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,232	53,678	104,070
Average Age	43	41	42
Average Age (Male)	41	40	40
Average Age (Female)	45	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,089	23,175	44,463
# of Persons per HH	2	2.3	2.3
Average HH Income	\$72,243	\$67,554	\$75,551
Average House Value	\$231,240	\$230,412	\$235,083

*Demographics data derived from AlphaMap*

