

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.

PROPERTY HIGHLIGHTS

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

- ◆ Ideal for Medical Owner / User / Investor.
- ◆ 7,410 Sq. Ft. Available for Immediate Occupancy
- ◆ 2,650 Sq. Ft. Leased until December 31, 2032 at \$5,000 per month.
- ◆ ProForma Gross Income: \$223,020 / YEAR.
- ◆ Property Taxes: \$14,377 per year.
- ◆ 30,000 +/- Sq. Ft. Lot.
- ◆ New Roof 2022.
- ◆ Updated HVAC.
- ◆ 40 Parking Spaces
- ◆ Prominent location with Monument Sign
- ◆ 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.
- ◆ Over 345,000 residents located within 5 miles.
- ◆ Value add, high growth, low risk opportunity.



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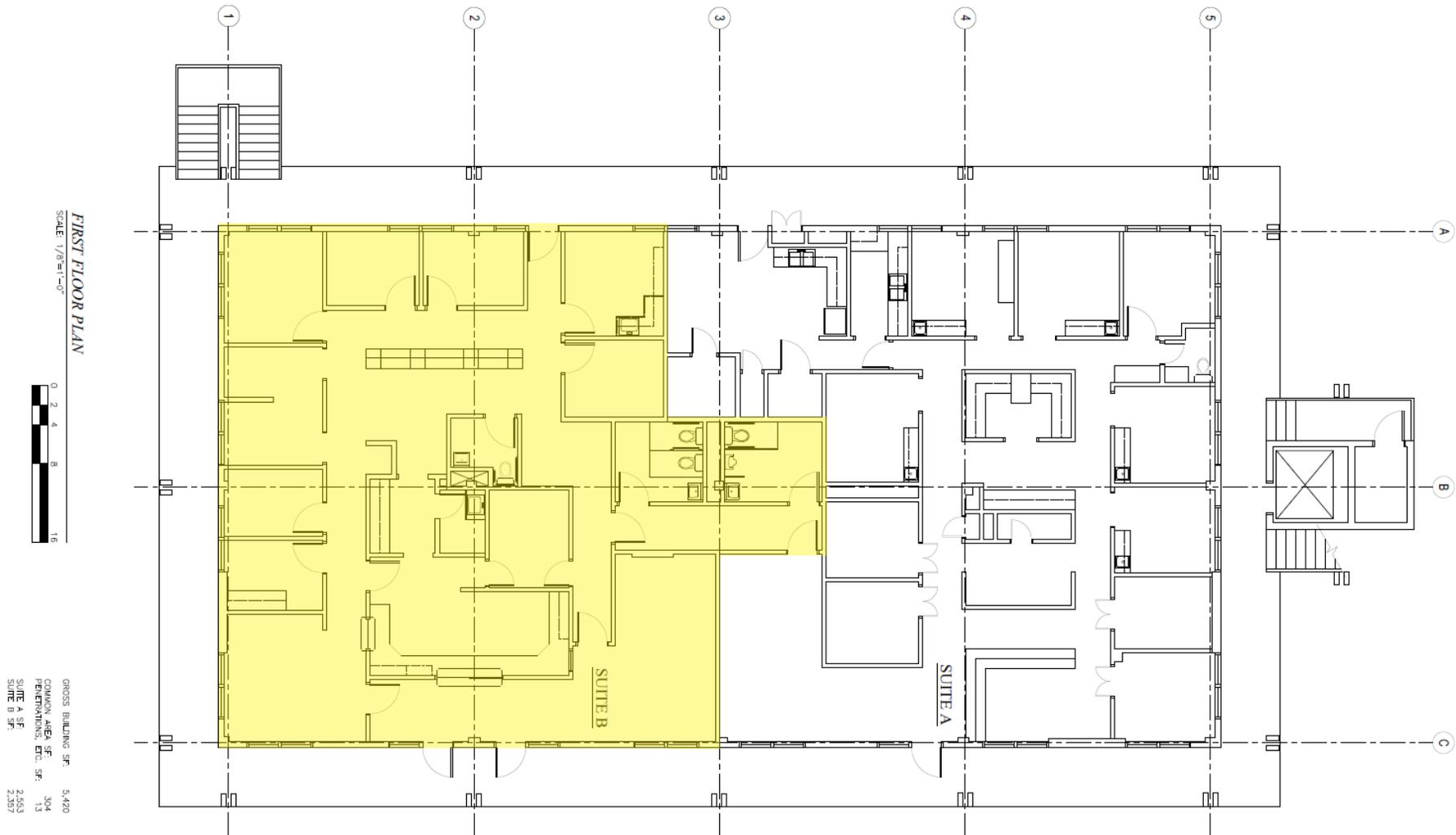
BIRDS EYE VIEW

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



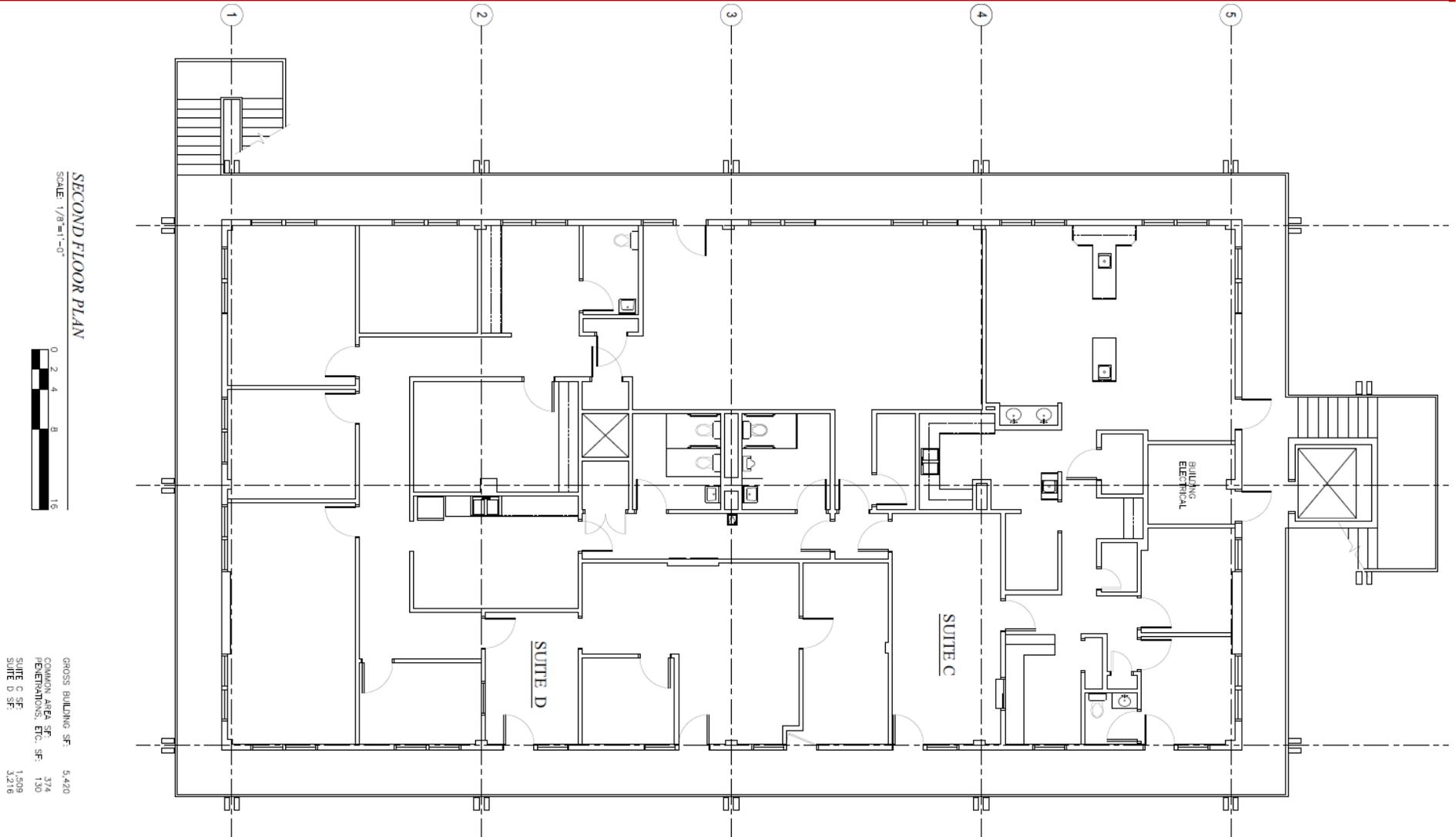
FIRST FLOOR PLAN

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



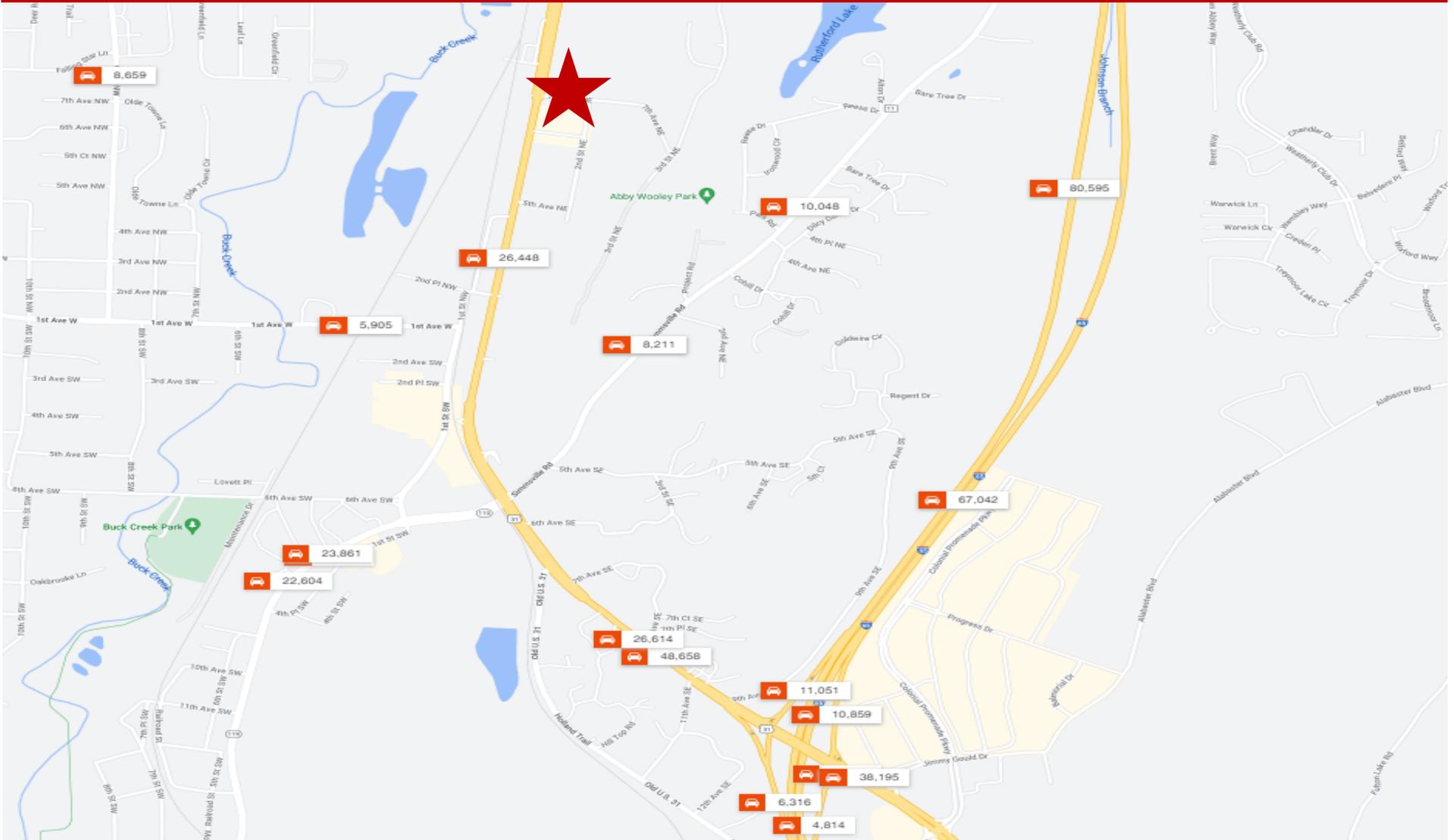
SECOND FLOOR PLAN

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



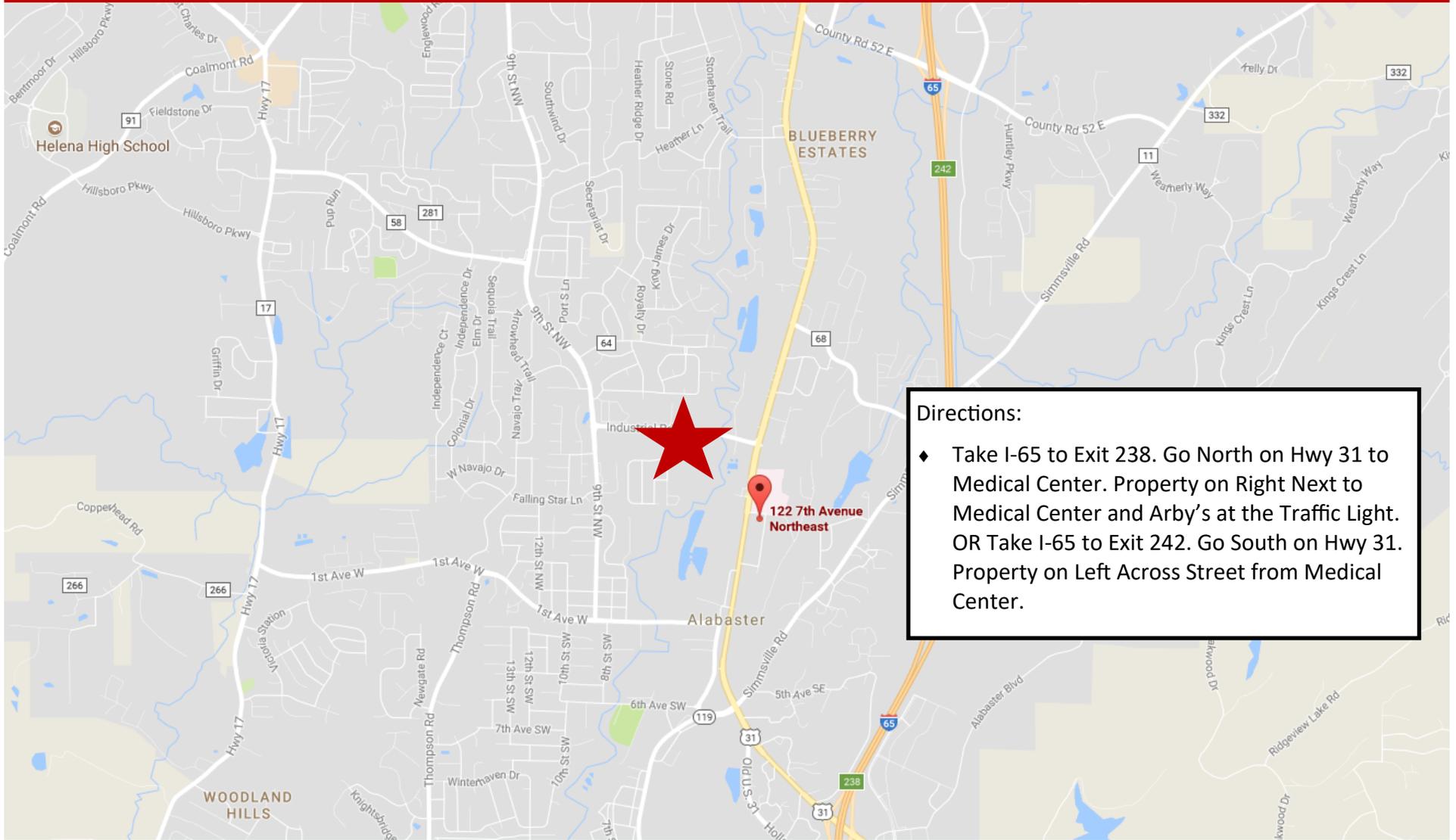
TRAFFIC COUNTS

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.

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

38.8

Median Age



24,425

Households

\$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



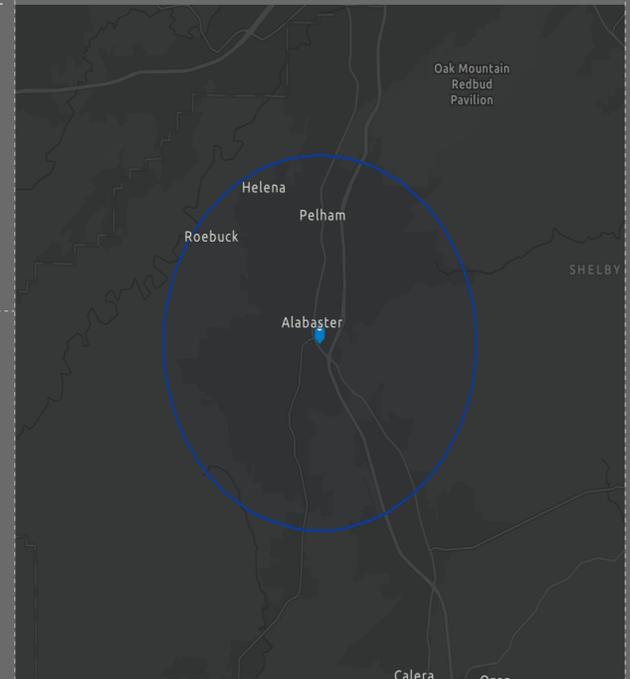
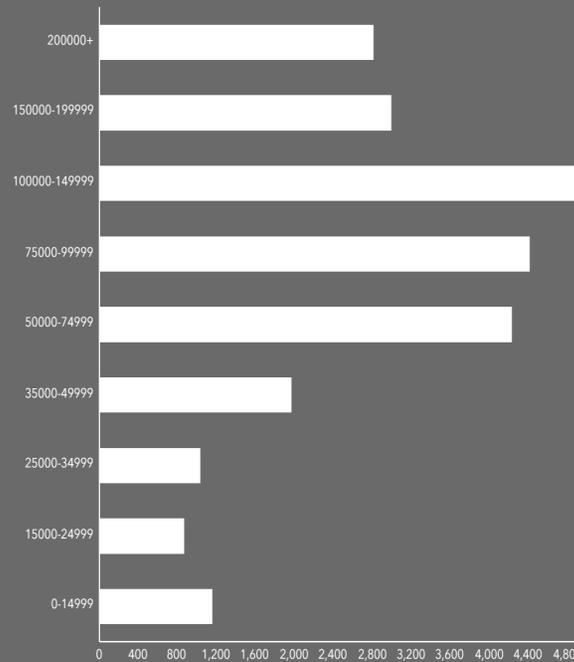
\$42,666

Per Capita Income



\$344,309

Median Net Worth



EMPLOYMENT



White Collar

72.7%



Blue Collar

16.3%



11.9%

3.2%

Unemployment Rate