



# DENTAL / MEDICAL OFFICE

2122 Danville Rd SW - Decatur, AL



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



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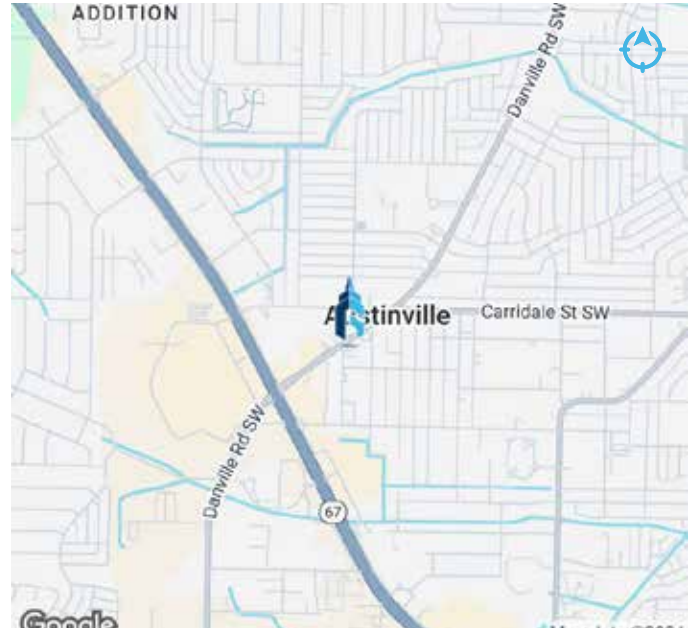
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$360,000.00
Lease Price:	\$3,250.00
# of Parcels:	1
Lot Size:	+/- 0.41 Acres
Zoning:	B-1
Best Use:	Dental Office
Market:	Decatur
Utilities:	All available including Sewer

## PROPERTY OVERVIEW

This former dental office located at 2122 Danville Rd. SW, Decatur, AL 35603 is available for sale or lease. The building is situated between Payless Pharmacy and Decatur Dentistry Center just off high-traffic Beltline Road.

Built in 1992, the +/- 1,782 sf brick structure sits on an approximate 17,976 sf lot outside of the flood plain. It features a wood frame with a slab foundation, an asphalt shingle roof, ceramic tile floors, and drywall interiors. The property offers nine surface parking spaces and access to all utilities, including sewer. Situated on a high-traffic road with a daily count of 12,867 CPD, this versatile property combines visibility and convenience.

The building is currently plumbed and set up for dental equipment and chair installation.



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## LOCATION INFORMATION

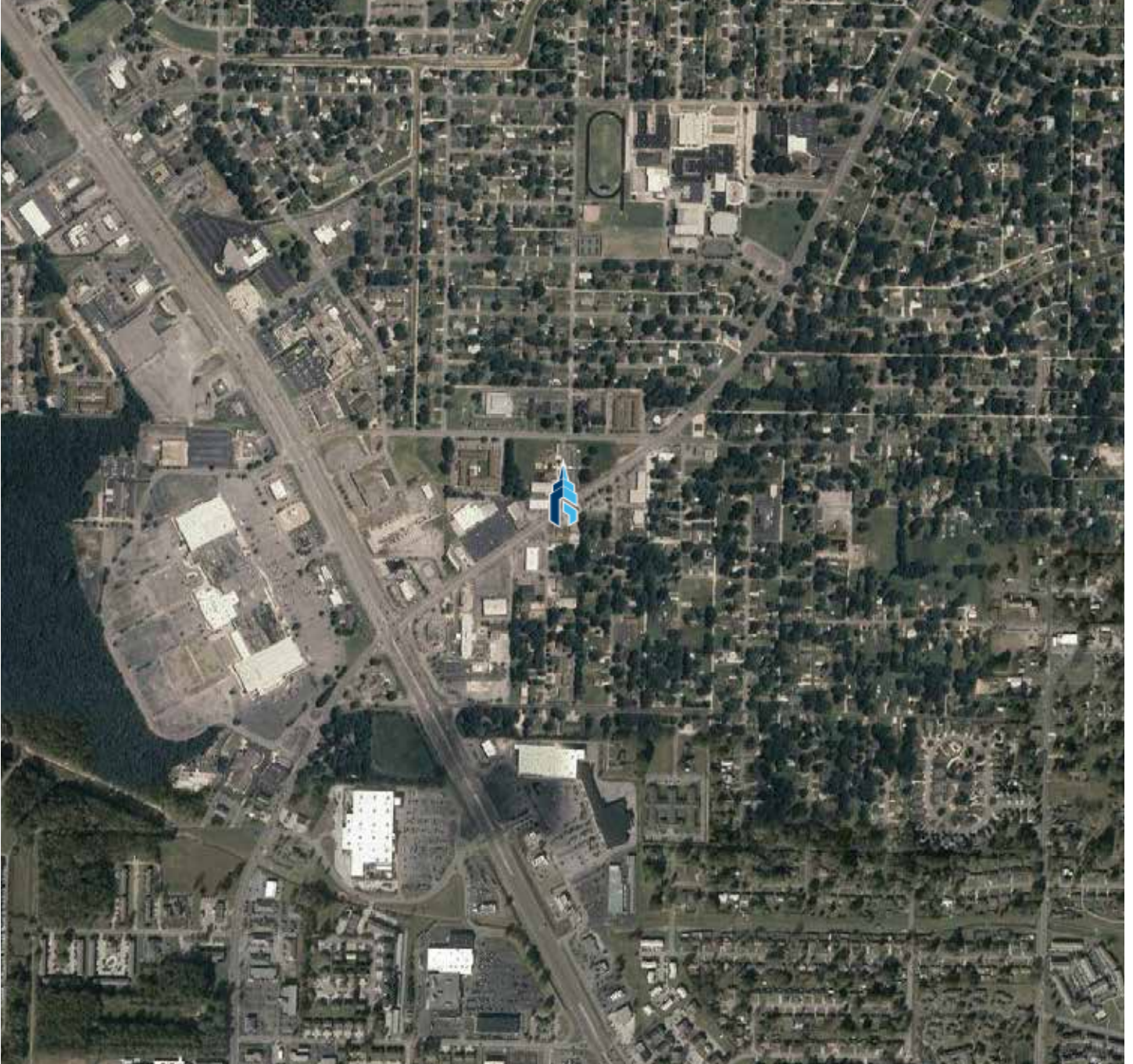
2122 Danville Rd SW - Decatur, AL



# MAP WITH RETAILERS



# AERIAL MAP





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**PARCEL MAPS**





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# PROPERTY INFORMATION

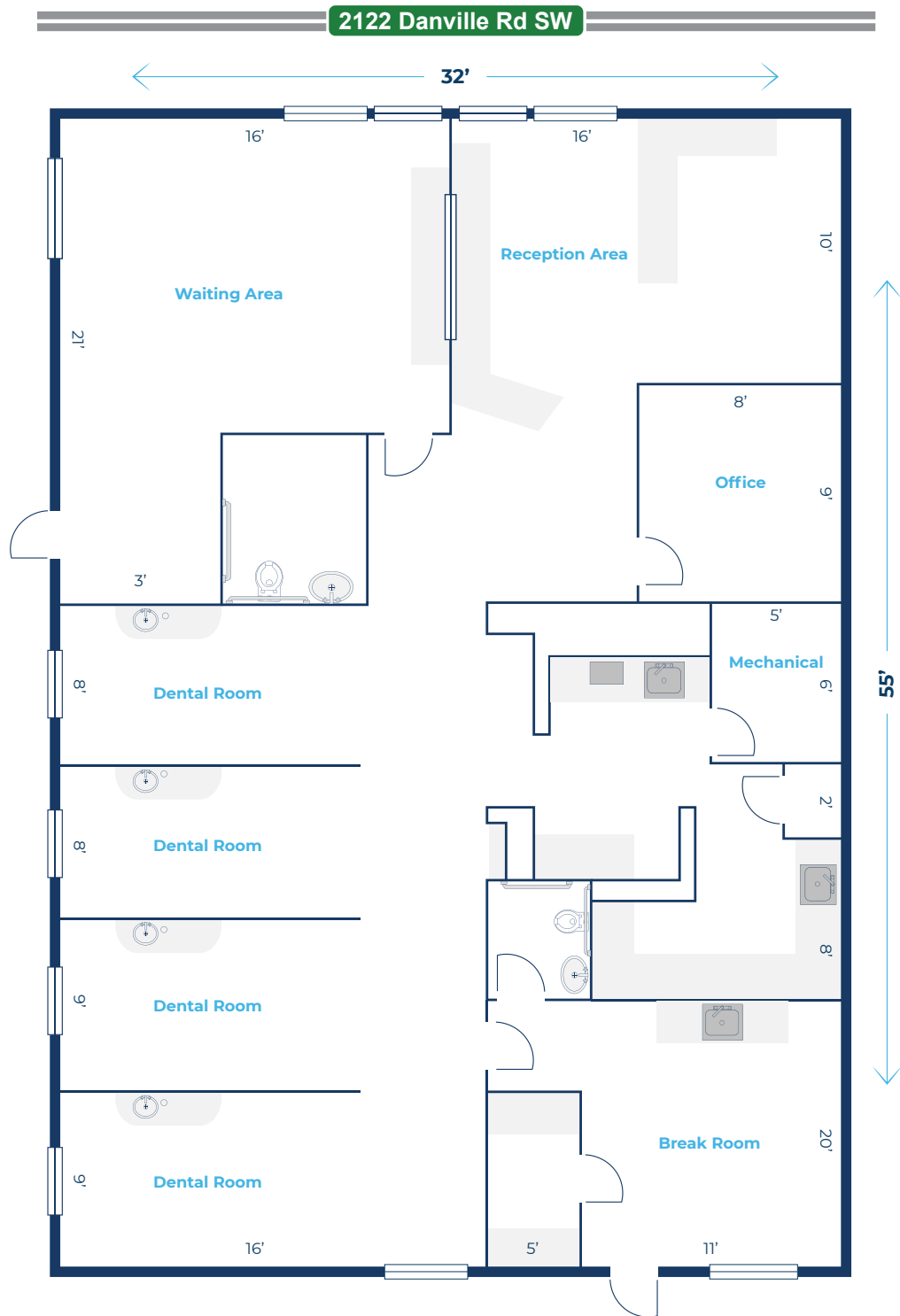
2122 Danville Rd SW - Decatur, AL



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**INTERIOR PHOTOS**



DENTAL/MEDICAL OFFICE  
**FLOOR PLAN**



NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.



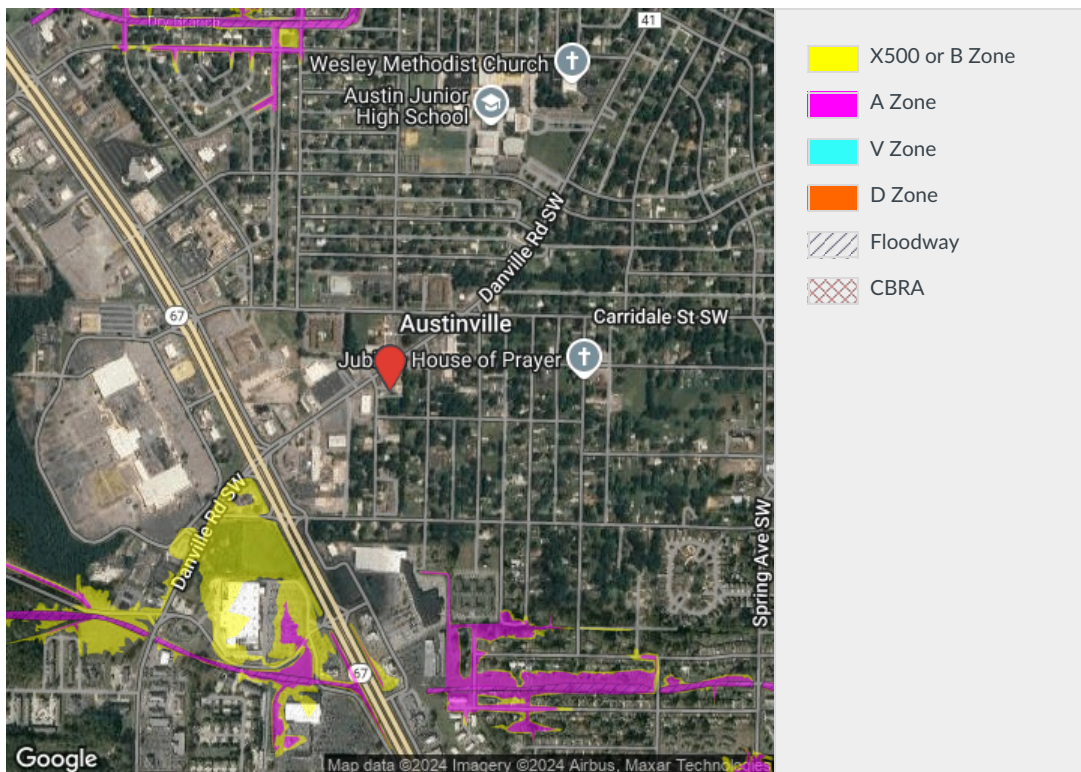
2122 DANVILLE RD SW DECATUR, AL 35601-4617

LOCATION ACCURACY: Excellent

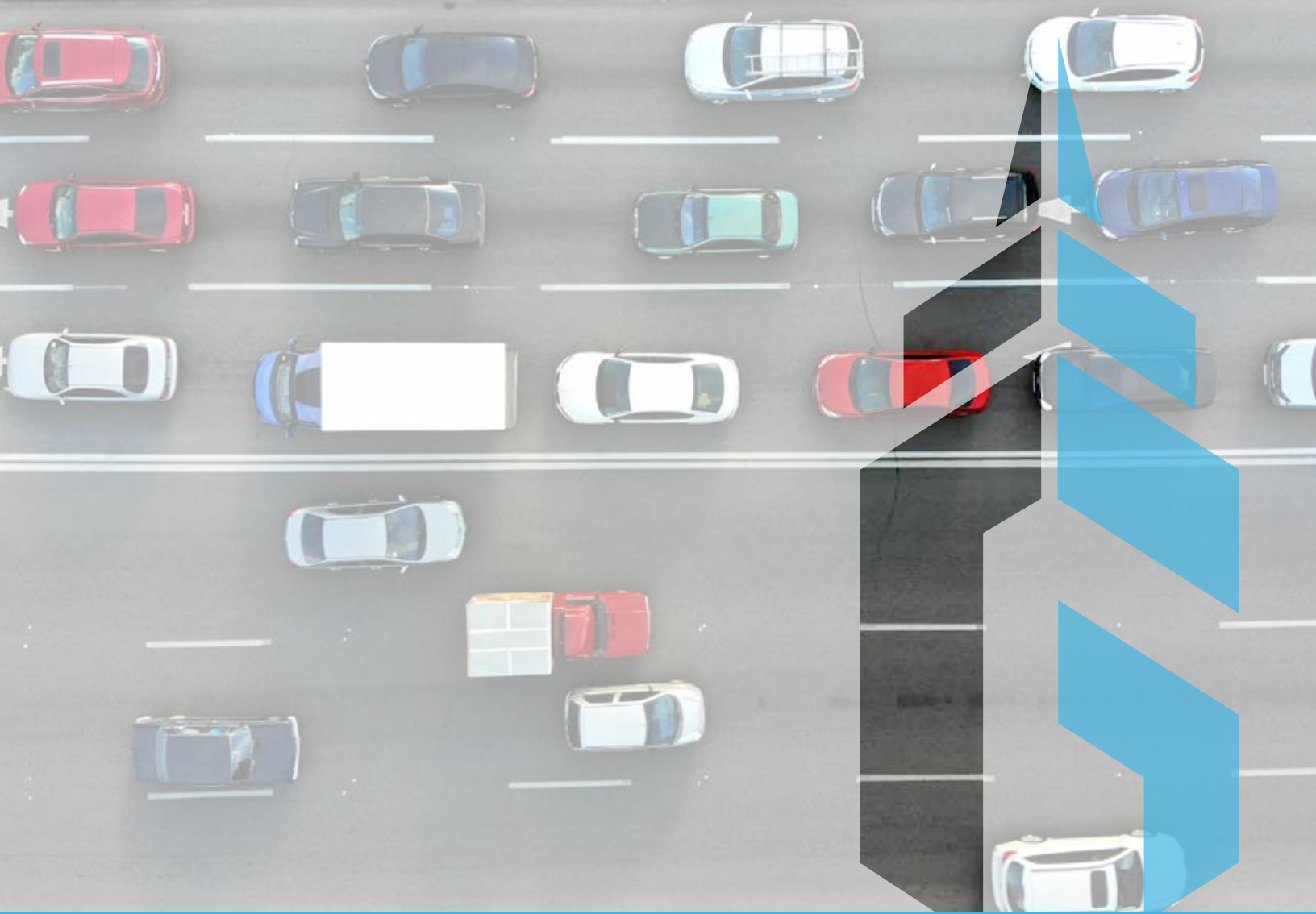
## Flood Zone Determination Report

**Flood Zone Determination: OUT**

COMMUNITY	010176	PANEL	0059F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0059F







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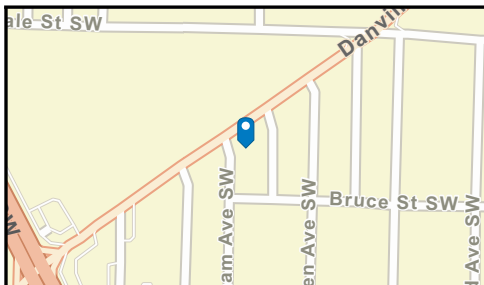
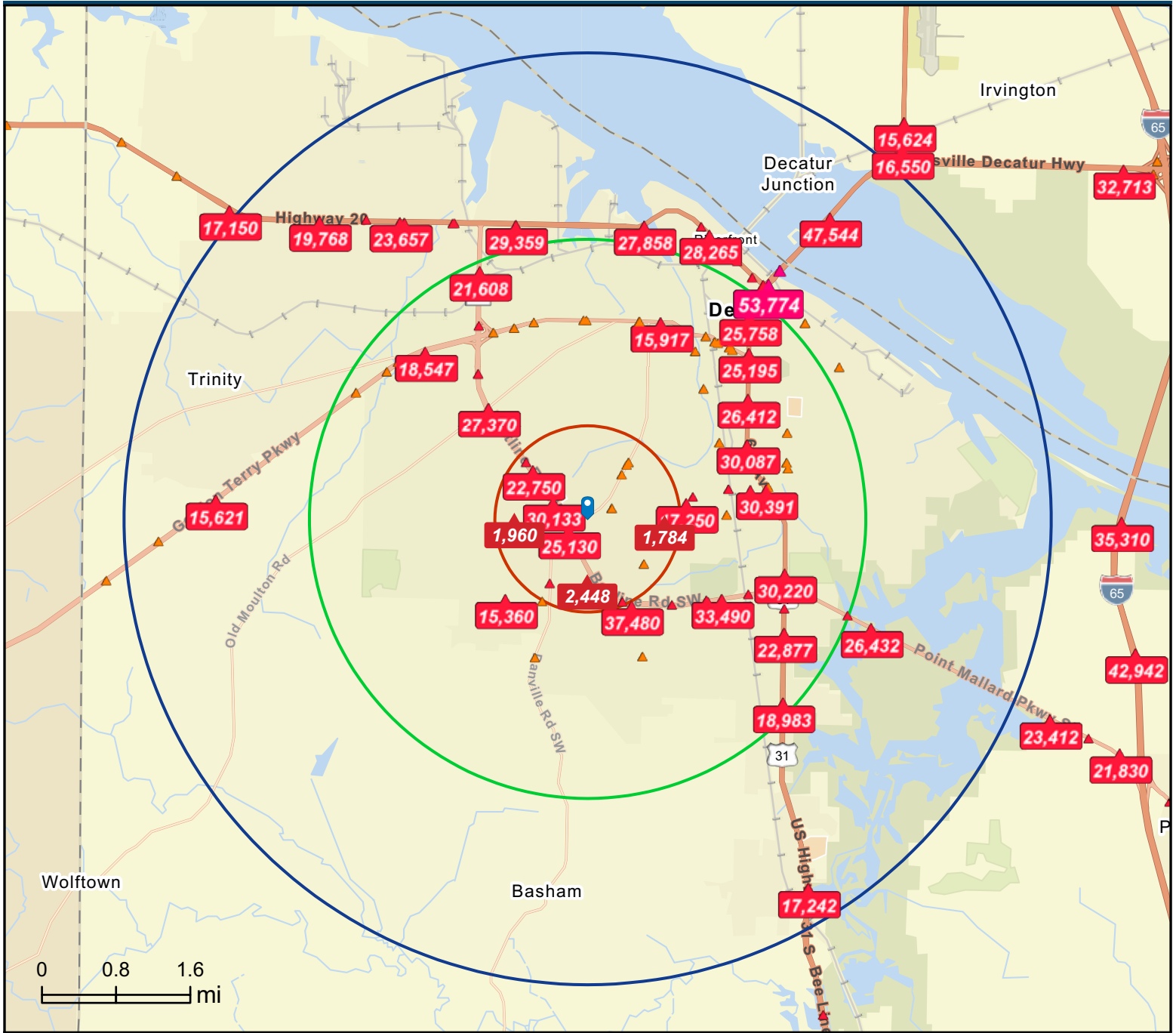
# TRAFFIC DATA

2122 Danville Rd SW - Decatur, AL

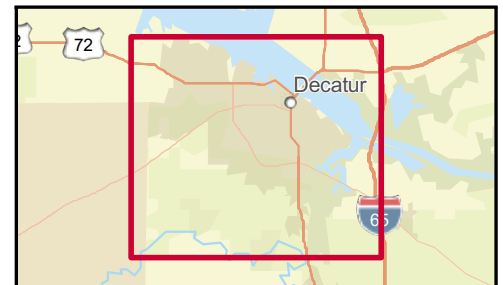
# Traffic Count Map

2122 Danville Rd SW, Decatur, Alabama, 35601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.57337  
Longitude: -87.01061



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

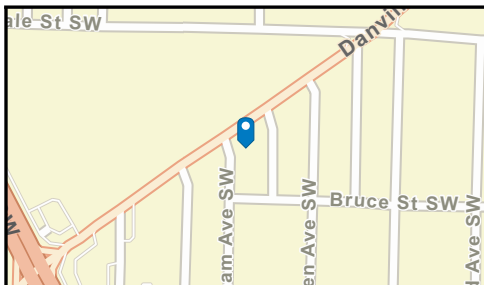


Source: ©2024 Kalibrate Technologies (Q2 2024).

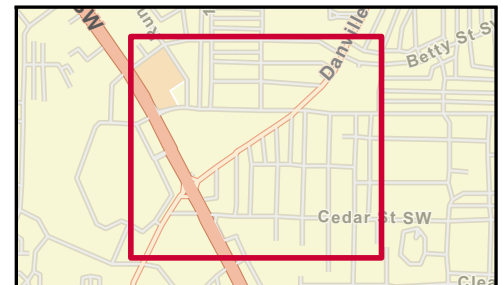
# Traffic Count Map - Close Up

2122 Danville Rd SW, Decatur, Alabama, 35601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.57337  
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- Average Daily Traffic Volume**
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  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



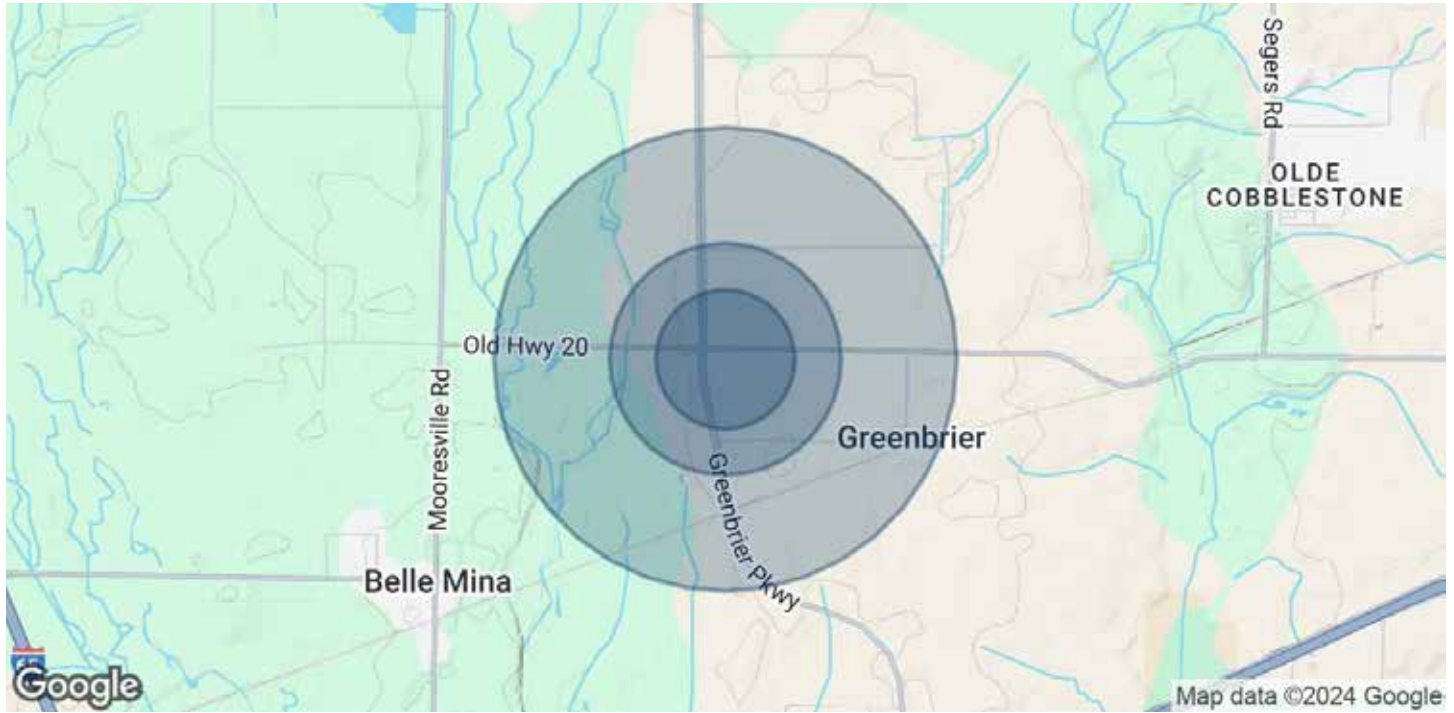


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# DEMOGRAPHIC DATA

2122 Danville Rd SW - Decatur, AL

# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9	28	50
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	13	24
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$121,809	\$121,809	\$121,809
Average House Value	\$413,901	\$413,901	\$413,901

Demographics data derived from AlphaMap



# Executive Summary

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Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	8,885	46,177	60,021
2020 Population	9,541	47,481	61,472
2024 Population	9,493	47,861	61,949
2029 Population	9,469	48,108	62,349
2010-2020 Annual Rate	0.71%	0.28%	0.24%
2020-2024 Annual Rate	-0.12%	0.19%	0.18%
2024-2029 Annual Rate	-0.05%	0.10%	0.13%
2020 Male Population	47.3%	48.5%	48.9%
2020 Female Population	52.7%	51.5%	51.1%
2020 Median Age	37.1	38.4	39.3
2024 Male Population	48.4%	49.3%	49.7%
2024 Female Population	51.6%	50.7%	50.3%
2024 Median Age	37.1	38.5	39.4

In the identified area, the current year population is 61,949. In 2020, the Census count in the area was 61,472. The rate of change since 2020 was 0.18% annually. The five-year projection for the population in the area is 62,349 representing a change of 0.13% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 39.4, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	47.6%	51.1%	54.8%
2024 Black Alone	26.1%	25.7%	23.4%
2024 American Indian/Alaska Native Alone	0.9%	0.9%	0.9%
2024 Asian Alone	0.7%	1.0%	0.9%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	14.7%	13.0%	11.8%
2024 Two or More Races	9.9%	8.2%	8.1%
2024 Hispanic Origin (Any Race)	22.1%	19.2%	17.6%

Persons of Hispanic origin represent 17.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.3 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	45	57	64
2010 Households	3,865	18,586	23,967
2020 Households	4,064	19,409	24,926
2024 Households	4,096	19,758	25,407
2029 Households	4,121	20,056	25,822
2010-2020 Annual Rate	0.50%	0.43%	0.39%
2020-2024 Annual Rate	0.18%	0.42%	0.45%
2024-2029 Annual Rate	0.12%	0.30%	0.32%
2024 Average Household Size	2.27	2.35	2.37

The household count in this area has changed from 24,926 in 2020 to 25,407 in the current year, a change of 0.45% annually. The five-year projection of households is 25,822, a change of 0.32% annually from the current year total. Average household size is currently 2.37, compared to 2.39 in the year 2020. The number of families in the current year is 15,847 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.





# Executive Summary

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	18.1%	19.8%	20.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$55,915	\$57,173	\$59,786
2029 Median Household Income	\$59,607	\$61,794	\$65,390
2024-2029 Annual Rate	1.29%	1.57%	1.81%
<b>Average Household Income</b>			
2024 Average Household Income	\$68,359	\$74,042	\$78,411
2029 Average Household Income	\$76,093	\$82,528	\$87,771
2024-2029 Annual Rate	2.17%	2.19%	2.28%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$28,414	\$30,628	\$32,267
2029 Per Capita Income	\$31,908	\$34,455	\$36,446
2024-2029 Annual Rate	2.35%	2.38%	2.47%
<b>GINI Index</b>			
2024 Gini Index	35.4	39.9	40.3

### Households by Income

Current median household income is \$59,786 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,390 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$78,411 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$87,771 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$32,267 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$36,446 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	147	134	130
2010 Total Housing Units	4,179	20,239	26,061
2010 Owner Occupied Housing Units	2,234	11,111	15,061
2010 Renter Occupied Housing Units	1,631	7,475	8,907
2010 Vacant Housing Units	314	1,653	2,094
2020 Total Housing Units	4,342	20,840	26,868
2020 Owner Occupied Housing Units	2,226	10,963	14,937
2020 Renter Occupied Housing Units	1,838	8,446	9,989
2020 Vacant Housing Units	287	1,426	1,953
2024 Total Housing Units	4,384	21,162	27,315
2024 Owner Occupied Housing Units	2,302	11,424	15,543
2024 Renter Occupied Housing Units	1,794	8,334	9,864
2024 Vacant Housing Units	288	1,404	1,908
2029 Total Housing Units	4,404	21,429	27,692
2029 Owner Occupied Housing Units	2,376	11,855	16,127
2029 Renter Occupied Housing Units	1,745	8,201	9,695
2029 Vacant Housing Units	283	1,373	1,870

### Socioeconomic Status Index

2024 Socioeconomic Status Index	43.5	44.1	45.4
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Currently, 56.9% of the 27,315 housing units in the area are owner occupied; 36.1%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 26,868 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.39%. Median home value in the area is \$195,753, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.17% annually to \$276,792.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



DENTAL / MEDICAL OFFICE

# ADVISOR BIOS

2122 Danville Rd SW - Decatur, AL



**JARED DISON**

Investor & Salesperson

[jdison@gatewaycommercial.net](mailto:jdison@gatewaycommercial.net)

Direct: 256.431.0101 | Office: 256.355.0721

**PROFESSIONAL BACKGROUND**

As a long-term resident of North Alabama, I've seen first-hand the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

**EDUCATION**

U.S. Army Veteran





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