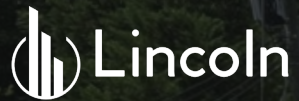


MEDICAL SPACE FOR LEASE OR SALE

4902 Valleydale Road
Birmingham, AL 35242



SIZE: 12,102 SF
7,740 SF MEDICAL
4,364 STORAGE/SHELL
PURCHASE PRICE: \$2,500,000
LEASE RATE: \$22.00/SF NNN



Spain Park
High School



4902 VALLEYDALE ROAD



Valleydale Road
17,828 VPD

4.8/1000 parking ratio
on finished space

Monument and
building signage

107,748 population
5-mile radius



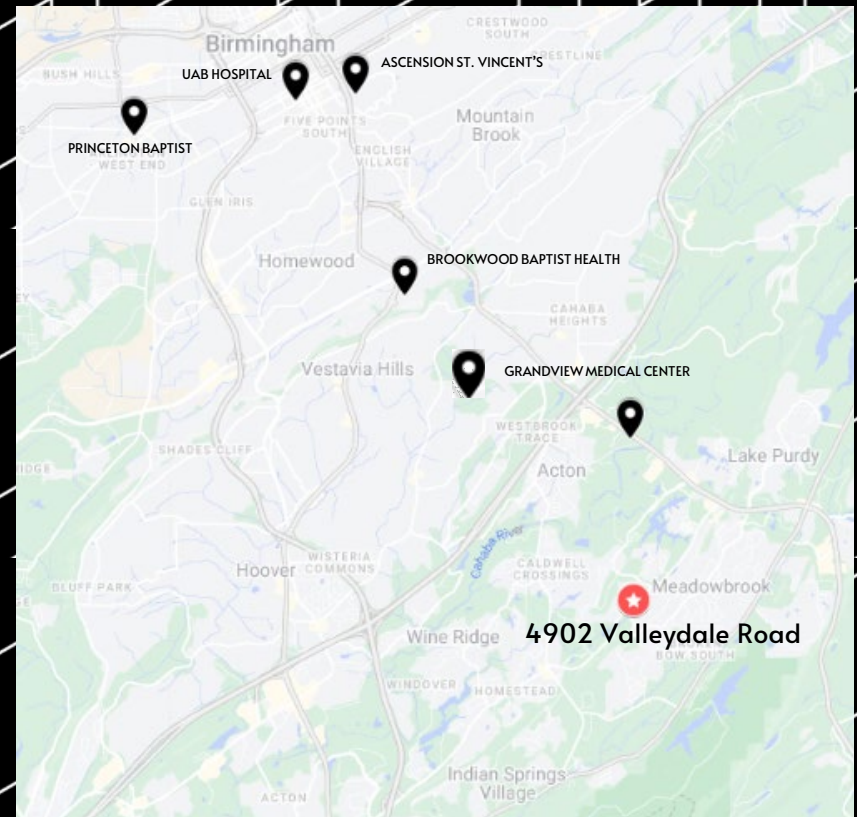
This former Brookwood Baptist primary care location is available for LEASE or SALE.

The property is located at 4902 Valleydale Road between Spain Park High School and Veterans Park and sees 17,828 vehicles per day.

The building features grade level access to both floors of the building offering a medical group maximum flexibility to utilize up to 12,102 SF of quality medical space at well below replacement cost.

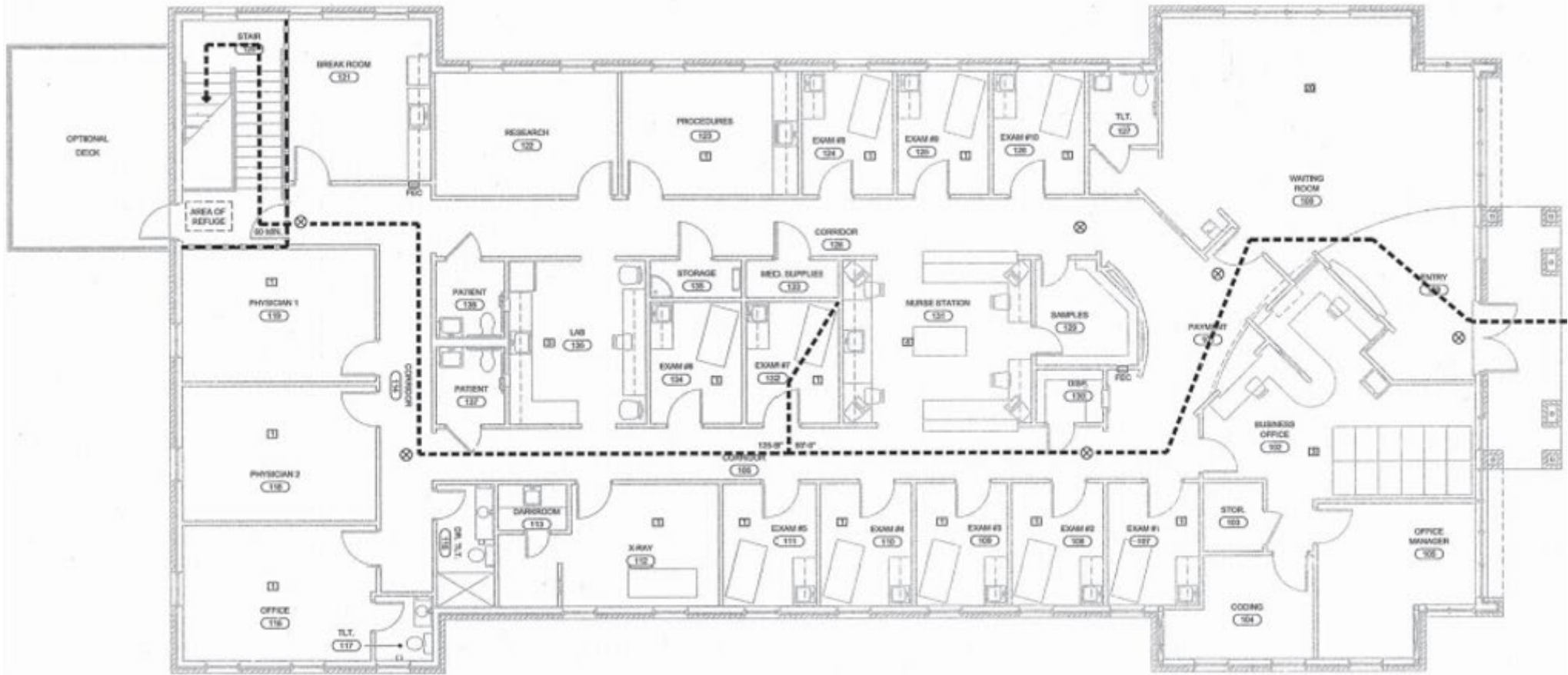
PROPERTY HIGHLIGHTS

- 12,102 SF
 - Upper-level medical: 6,051 SF
 - Lower-level medical: 1,688 SF
 - Lower-level storage/shell space: 4,363 SF
- 1.01 Acres
- Grade level access to both floors
- Former Brookwood Baptist primary care location
- Built in 2004
- 37 parking spaces (4.8/1000 ratio on currently finished)
- Excellent signage (building and monument)
- Valleydale Road frontage and excellent access
- Well below replacement cost



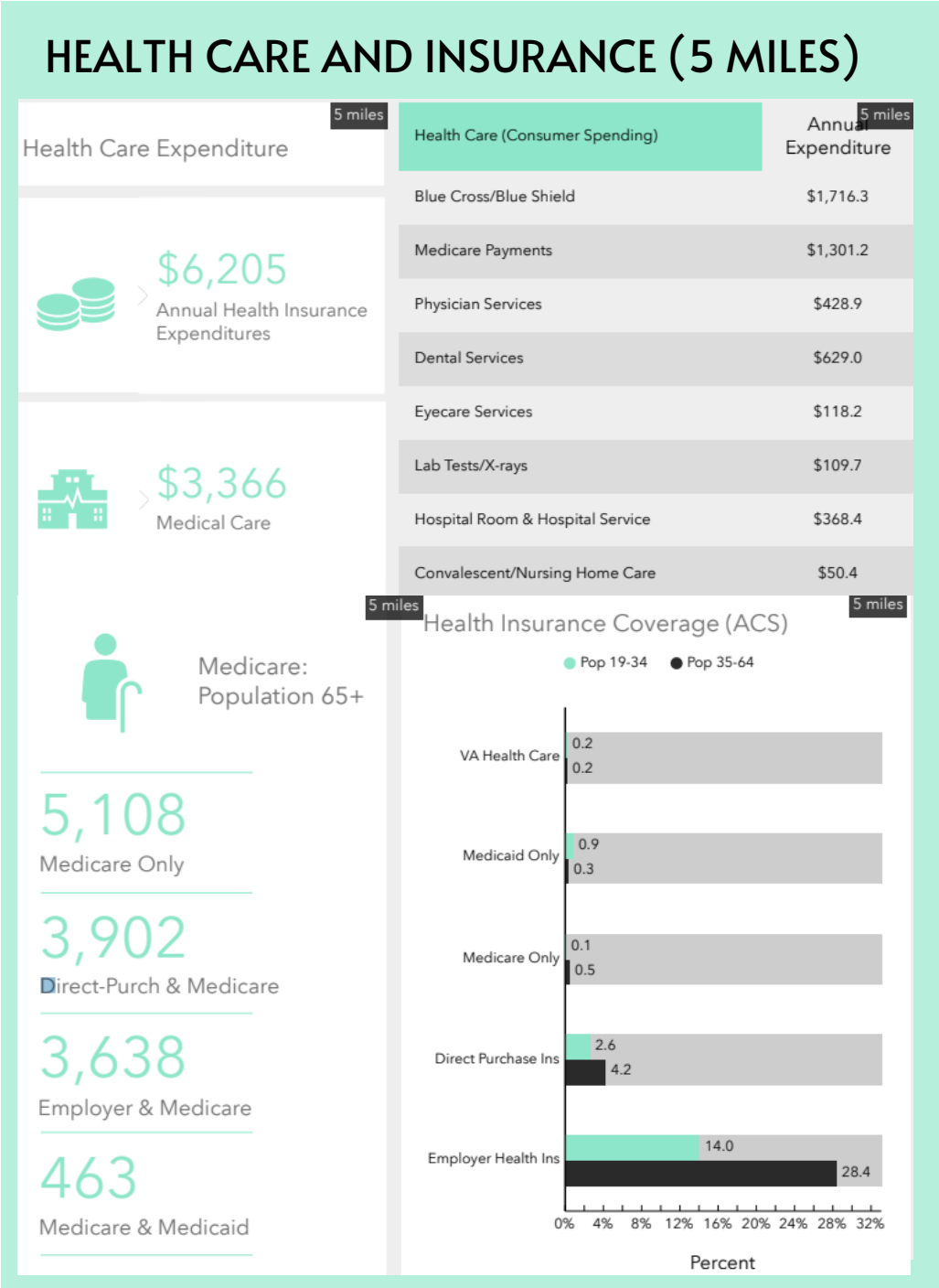
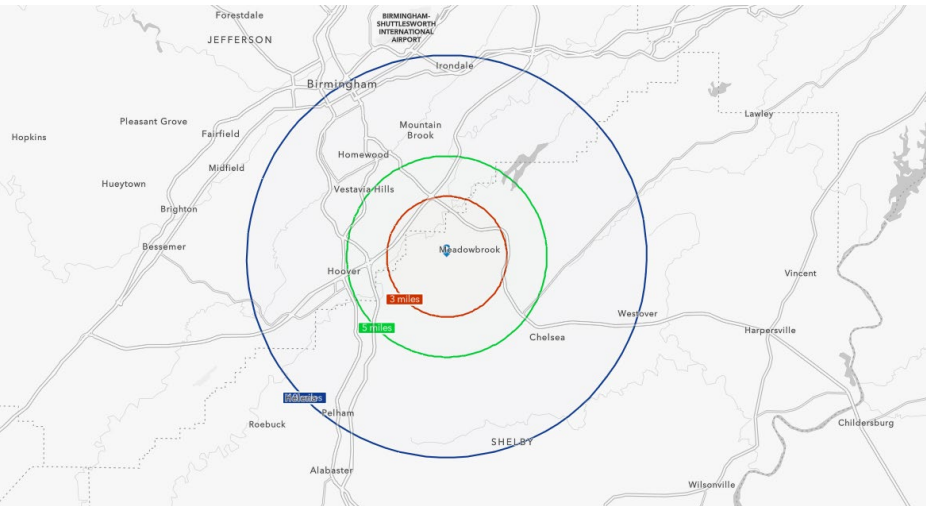
MAIN LEVEL: AS BUILT FLOOR PLAN

6,051 SF Medical Clinic Space



DEMOGRAPHICS AND HEALTH CARE SPENDING

	3 Mile	5 Mile	10 Mile
Population	42,520	107,748	350,824
Housing Units	18,060	45,867	147,677
Average Household Income	\$145,556	\$147,217	\$137,022
Annual Household Health Care Spending	\$9,435	\$9,570	\$8,959





Lincoln

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