

FOR SALE

4501 Southlake Pkwy Suites 100 and 201
Hoover, AL 35244



Lightpoint

A Healthcare Real Estate Firm



Kyle Church

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Craig Millard

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Purchase Price: \$3,320,000
Cap Rate: 6.5%
Net Operating Income: \$215,869

Property Specifications

Address: 4501 Southlake Pkwy, Suites 100 & 201
Building Size: ~10,140
Land Size: 1.06 acres
Tenant Mix: SMILE PARTNERS USA - Suites 100 & 201
ENT Associates of Alabama - Suite 110
Vacancy: NONE

Property Highlights

- **Stabilized Healthcare Investment opportunity with two long-term leases with Smile Partners USA.**
- **Successful Operating History with Corporate Guaranty**
- **Fantastic access & visibility with over 26,000 cars daily**
- **Class A Medical office building**
- **Several Developments along Valleydale coming soon**

Lease Abstract

Tenant: Smile Partners USA
Term Remaining: 9 Years
NOI: \$215,869
Annual Escalations: 3%
Lease Start: June 2021
Lease Expiration: June 2033
Renewal Options: One - 5 Year Option at continued escalations

Kyle Church
Principal | Qualifying Broker



Contact Information:
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c: 205-919-1528

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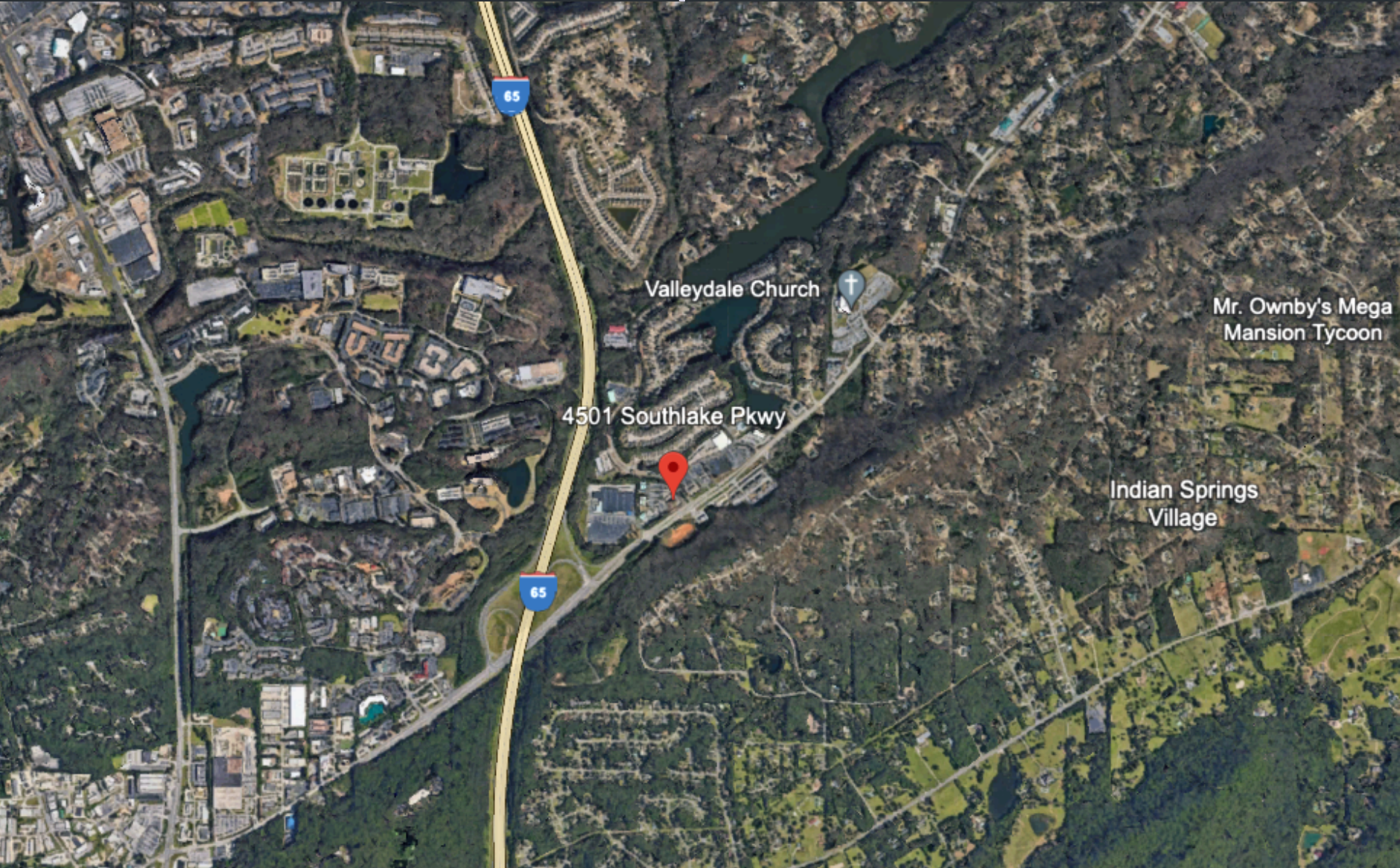
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