

# FOR SALE

889 Elba Highway, Troy, AL 36079



## Investment or Owner/User

- Prominent Corner on AL Hwy 87 in Troy, AL
- Occupied by Dermatology Solutions Group since 2017
- Leased through April 2026
- NOI of \$56,889 | 7.35% Cap Rate
- Adjacent 2.8+/- Acre lot available
- Near Troy Eye Care, Oak Park Dental, Enhabit Hospice, Troy Health & Rehab, + various medical practitioners
- New single-family subdivision under development across highway
- Less than 1 mile to US Hwy 231
- Hwy 87 AADT: 15,071 VPD
- Hwy 231 AADT: 29,935 VPD

### OFFERING SUMMARY

<b>SALE PRICE</b>	\$774,000
<b>CAP RATE</b>	7.35%
<b>BUILDING SIZE</b>	4,244 SF
<b>CONSTRUCTED</b>	2006
<b>LOT SIZE</b>	0.92 Acres

Demographics	5 Miles	15 Miles	30 Miles
Total Population:	19,045	35,131	94,634
Average HH Income:	\$45,175	\$44,245	\$48,731

**TROY MAGAZINE (PIKE COUNTY)**

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**NAI TALCOR**  
107 Hidden Glen Way  
talcor.com

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## PROPERTY OVERVIEW

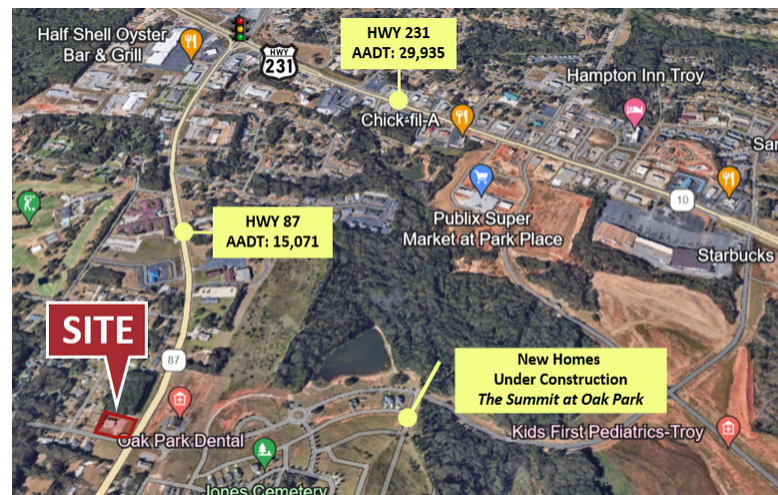
Introducing a prime investment or owner/user opportunity in Troy, Alabama. This medical office building consists of 4,244 sq. ft. and is situated on a prominent corner along AL Hwy 87. This Class B commercial property, constructed in 2006, has been occupied by Dermatology Solutions Group since 2017 with a recent lease extension through April 2026. This asset is generating a NOI of \$56,889 per year with a 7.35% cap rate. Dermatology Solutions Group is a CAP accredited, full-service, physician-owned company offering comprehensive dermatology care, management services, and growth resources throughout the southeastern US. Established in 2006, their extensive team is comprised of nearly 40 providers and over 250 employees, delivering patient-centered medical, surgical, and cosmetic dermatology services spanning 20 offices across Alabama, Florida, Georgia, and Mississippi.

The building's strategic location further enhances its appeal, as it is situated less than 1 mile from Hwy 231, with an AADT of nearly 30,000 vehicles per day. Positioned on a highly visible 0.92-acre corner lot at the intersection of Highway 87 and Spradley Drive, this property offers excellent exposure and accessibility. Adjacent parcel consisting of 2.8 +/- acres is also available if expansion is desired for an owner/user. This property shares its surroundings with esteemed medical practices along Hwy 87 such as Troy Eye Care, Oak Park Dental, Enhabit Hospice, Troy Health & Rehab Center, Trulove Orthodontics, and various medical practitioners, indicating a thriving healthcare hub.

Troy, the proud home of Troy University, is characterized by a diverse community and an impressive 18,000+ student body. Troy University takes pride in offering a diverse selection of over 200 student clubs and organizations, complemented by a vast alumni network of more than 175,000 accomplished individuals. This network plays a significant role in upholding the city's flourishing economy.

### PROPERTY DETAILS

SALE PRICE	\$774,000
CAP RATE	7.35%
NOI	\$56,889
BUILDING CLASS	B
YEAR BUILT	2006
ZONING	CO



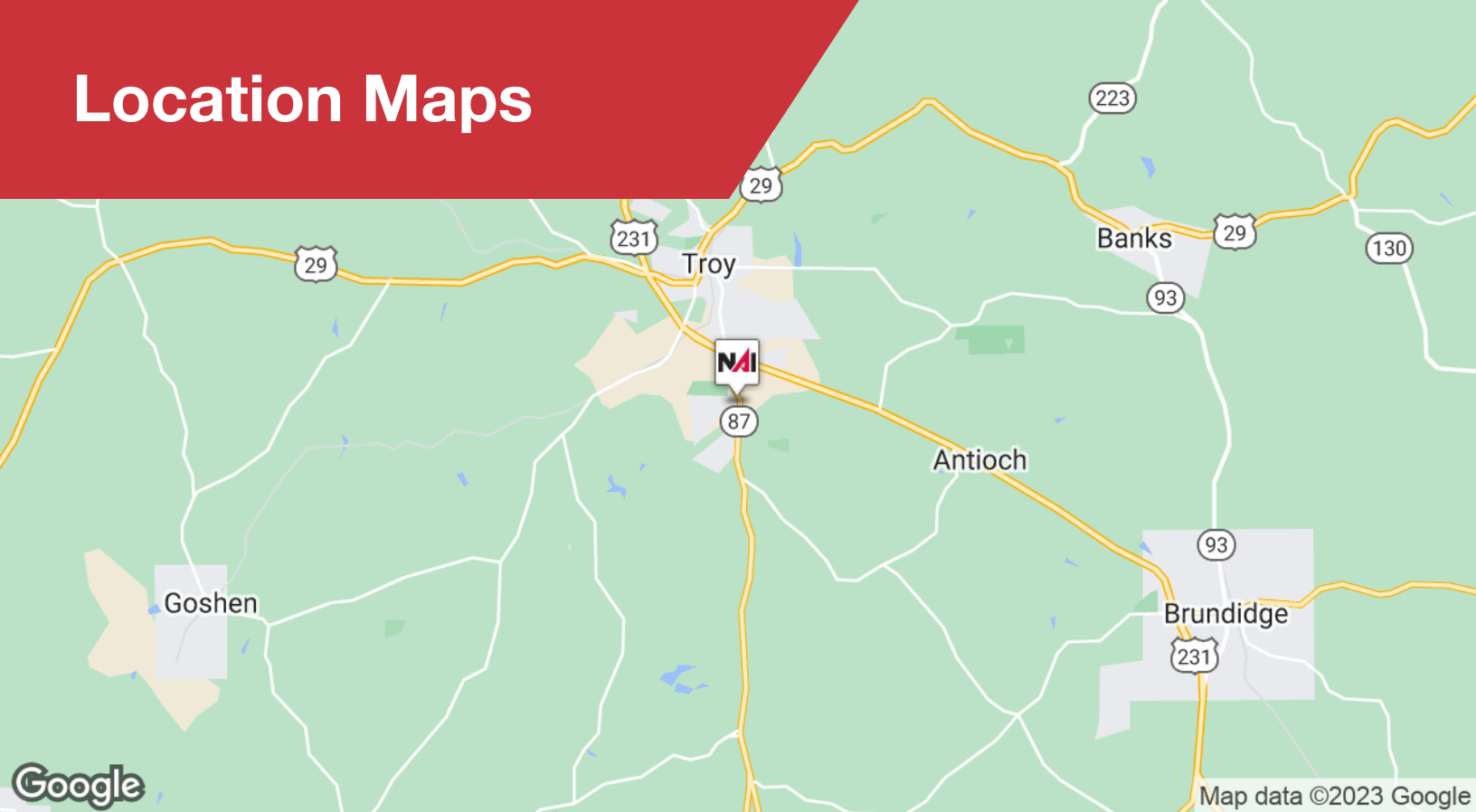
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**NAITALCOR**

# Location Maps



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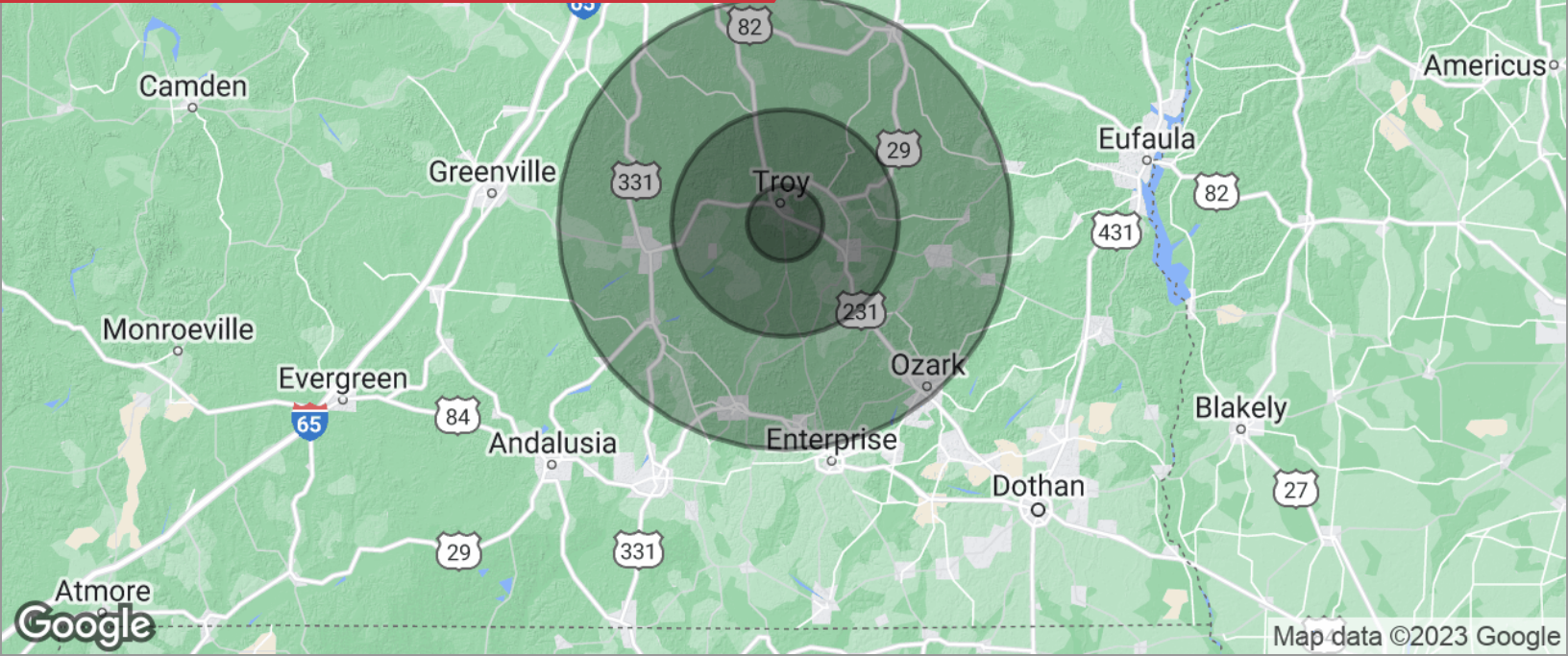
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# DEMOGRAPHICS

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## DEMOGRAPHICS

POPULATION	5 MILES	15 MILES	30 MILES
Total population	19,045	35,131	94,634
Median age	31.0	35.0	39.9
Median age (male)	29.4	32.5	37.3
Median age (Female)	33.3	37.9	42.9
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	9,137	17,038	45,169
# of persons per HH	2.1	2.1	2.1
Average HH income	\$45,175	\$44,245	\$48,731
Average house value	\$126,017	\$122,998	\$127,860

\* Demographic data derived from 2020 ACS - US Census

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