

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$960,000
Building Size:	9,533 SF
Price / SF:	\$100.70
Cap Rate:	8.02%
NOI:	\$77,000
Year Built:	2008

PROPERTY OVERVIEW

Offered at an 8% cap rate with a projected NOI of \$77,000, this 9,533 SF medical office building in Crossville, Alabama, presents a stable investment opportunity backed by a new 5-year lease. Built in 2008 and situated on 2.44 acres, the property is located at the signalized corner of Alabama Highway 68 and West Street, with 385 feet of frontage on Hwy 68 and three access points. The building features a traditional clinic layout with multiple exam rooms, physician offices, administrative areas, lab, x-ray room, and a second-floor business suite. Zoned B-2, the site allows for a broad range of commercial uses, adding long-term flexibility. With ample parking, a covered drop-off canopy, and status as the largest medical office building in the market, this asset offers secure cash flow and strong future leasing potential.

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 9,533 SF medical office building on 2.44 acres
- New 5-year lease in place | \$77,000 projected NOI | 8% cap rate
- Largest medical office facility in Crossville
- Corner site with 385' of frontage on Hwy 68 and 529' on West Street
- Zoned B-2 – permits retail, restaurant, and office uses
- Traditional clinic layout with exam rooms, lab, x-ray, and second-floor office suite
- Three access points and ample parking
- Covered drive-through canopy for patient drop-off

OFFERING SUMMARY

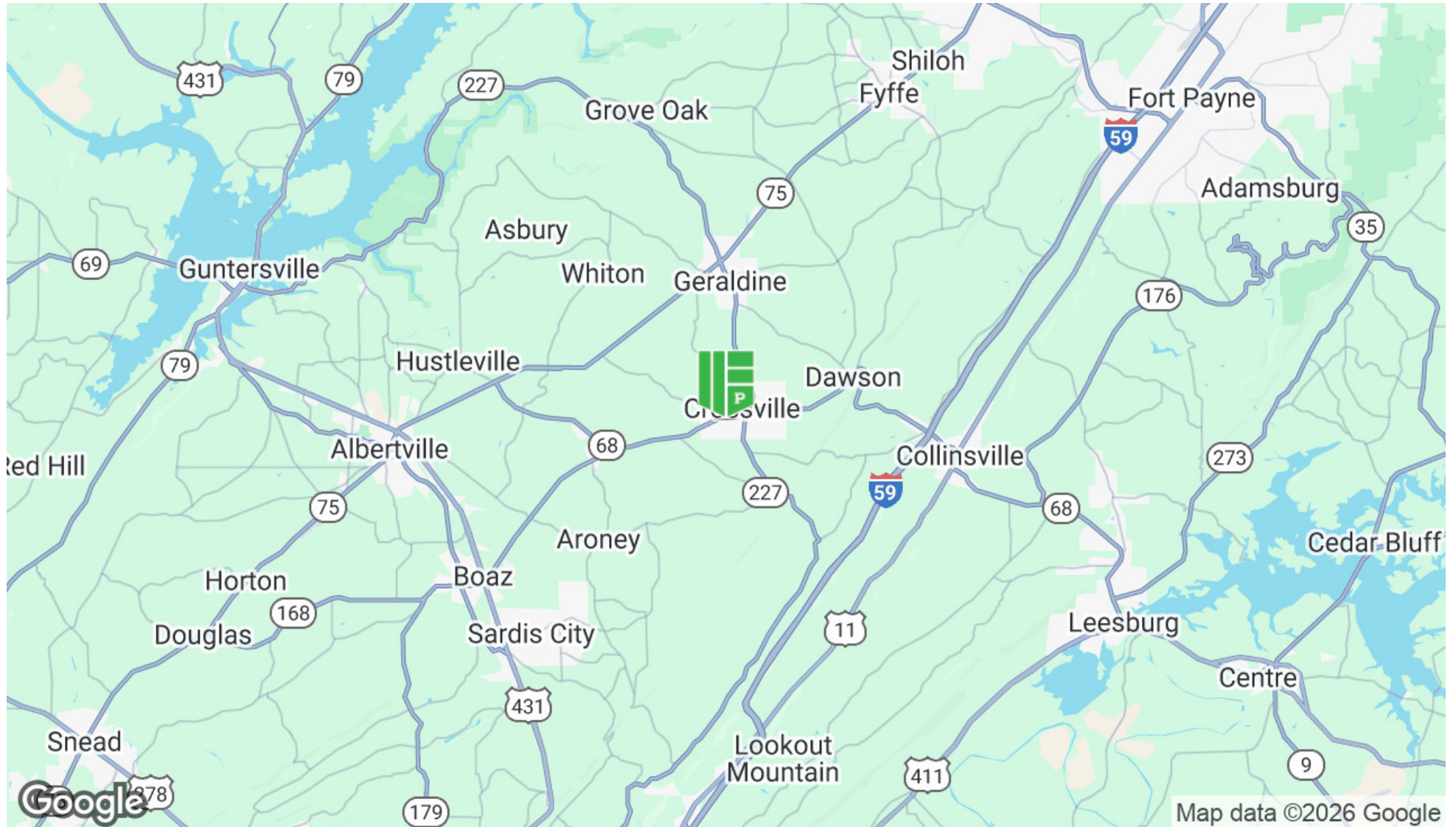
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	308	3,030	10,682
Total Population	833	8,858	30,040
Average HH Income	\$61,942	\$66,212	\$68,614

ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	833	8,858	30,040
Average Age	41	37	39
Average Age (Male)	40	37	38
Average Age (Female)	41	38	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	308	3,030	10,682
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$61,942	\$66,212	\$68,614
Average House Value	\$188,788	\$188,774	\$201,152

Demographics data derived from AlphaMap

