



BELTLINE MEDICAL/OFFICE BUILDING

2218 BELTLINE RD SW, DECATUR, AL 35601



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



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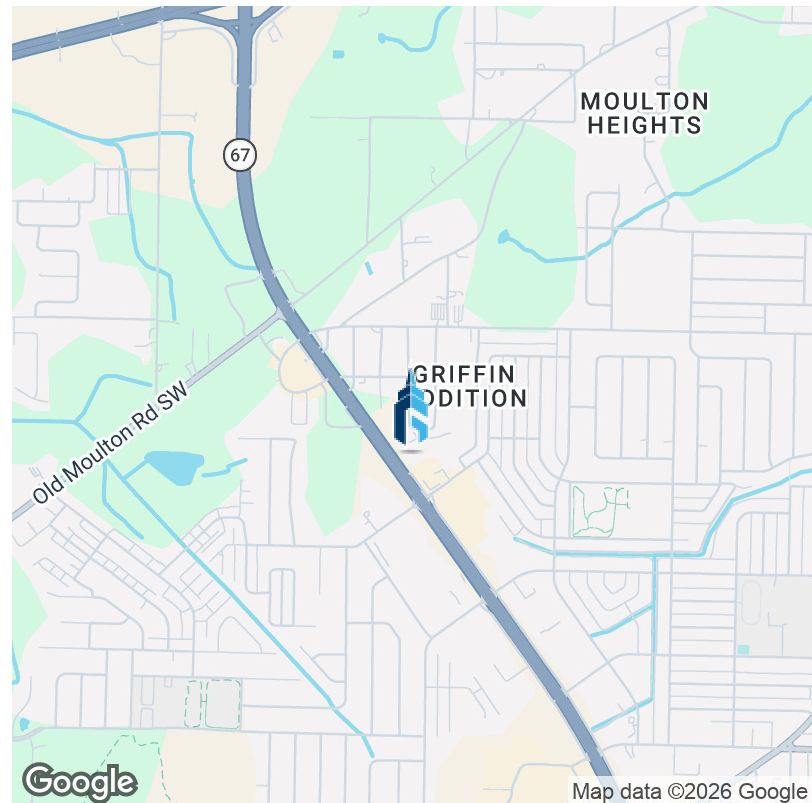
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OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	3,115 SF
Lot Size:	0.46 Acres
Year Built:	1980
Renovated:	2017 (estimated)
Zoning:	CC (Community Commercial)
Market:	Decatur
Submarket:	Beltline Rd SW

PROPERTY OVERVIEW

Gateway Commercial Brokerage is pleased to present this +/- 3,115 square foot office building located on Highway 67/Beltline Rd in Decatur, AL. Currently used as a veterinary clinic, this property is optimally positioned for use as either a medical office or executive office space by an owner-occupier. Alternatively, its high-visibility location and well-designed floor plan provide a compelling value proposition for outside investors.

Note: The current owner-occupant is actively constructing a new practice location that is estimated to be completed in late 2026 and will vacate this location upon completion.

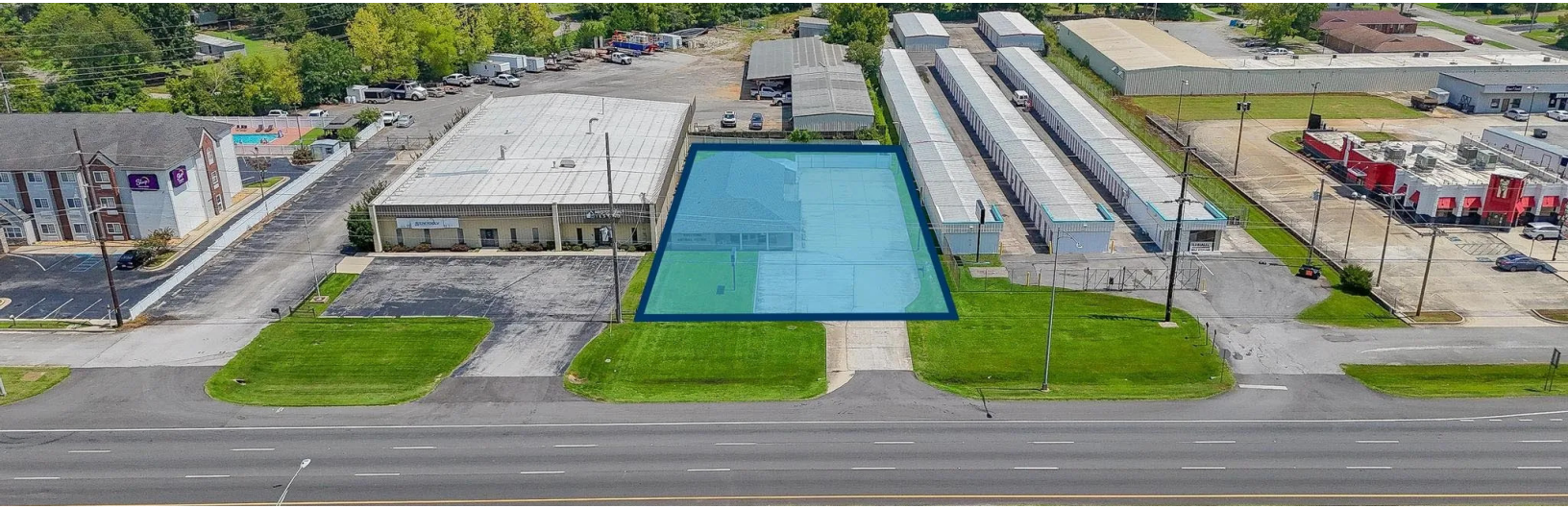
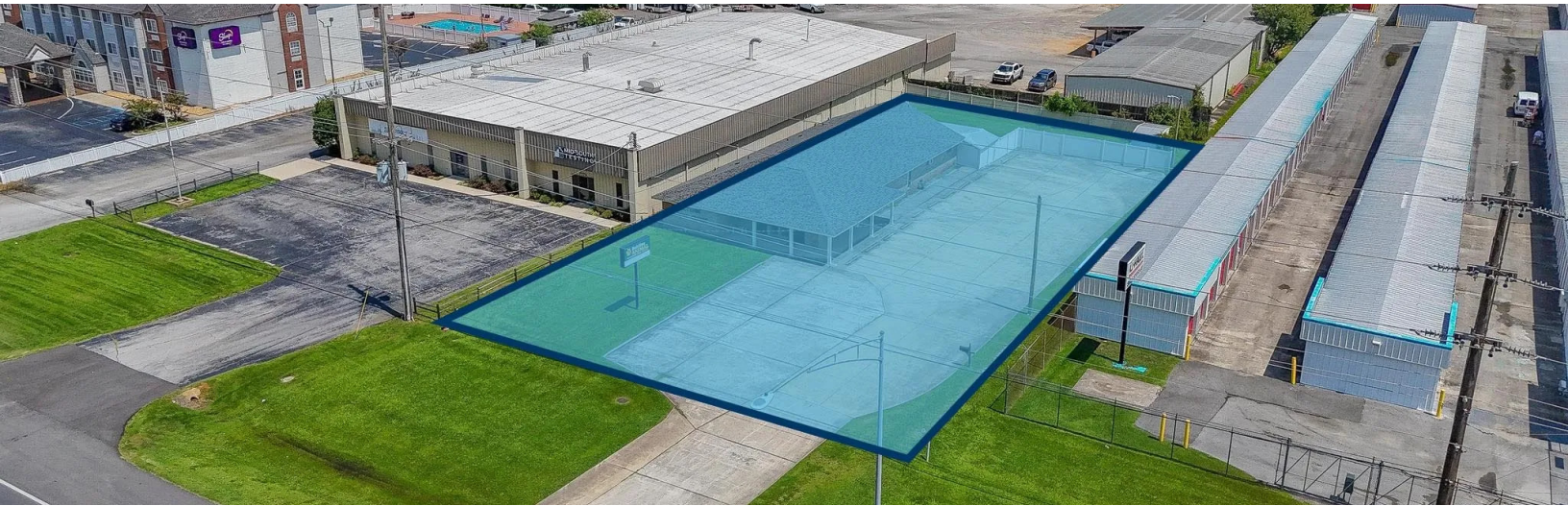
PROPERTY HIGHLIGHTS

- Prime Decatur location
- Ideal for office or medical use
- Ample parking space
- All Utilities Available
- High visibility from Beltline Rd SW



PROPERTY INFORMATION

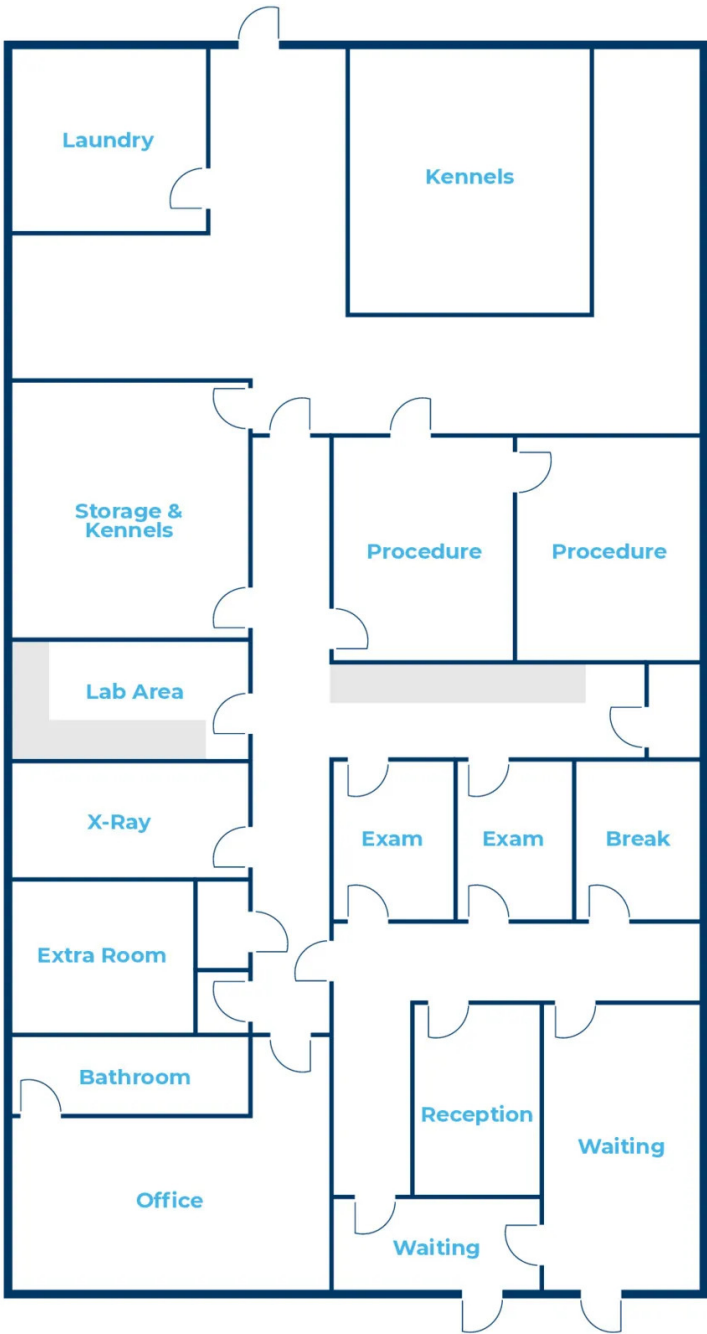
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INTERIOR PHOTOS



FLOOR PLANS



Beltline Rd SW

NOTE: DRAWING IS APPROXIMATE AND TO SCALE.

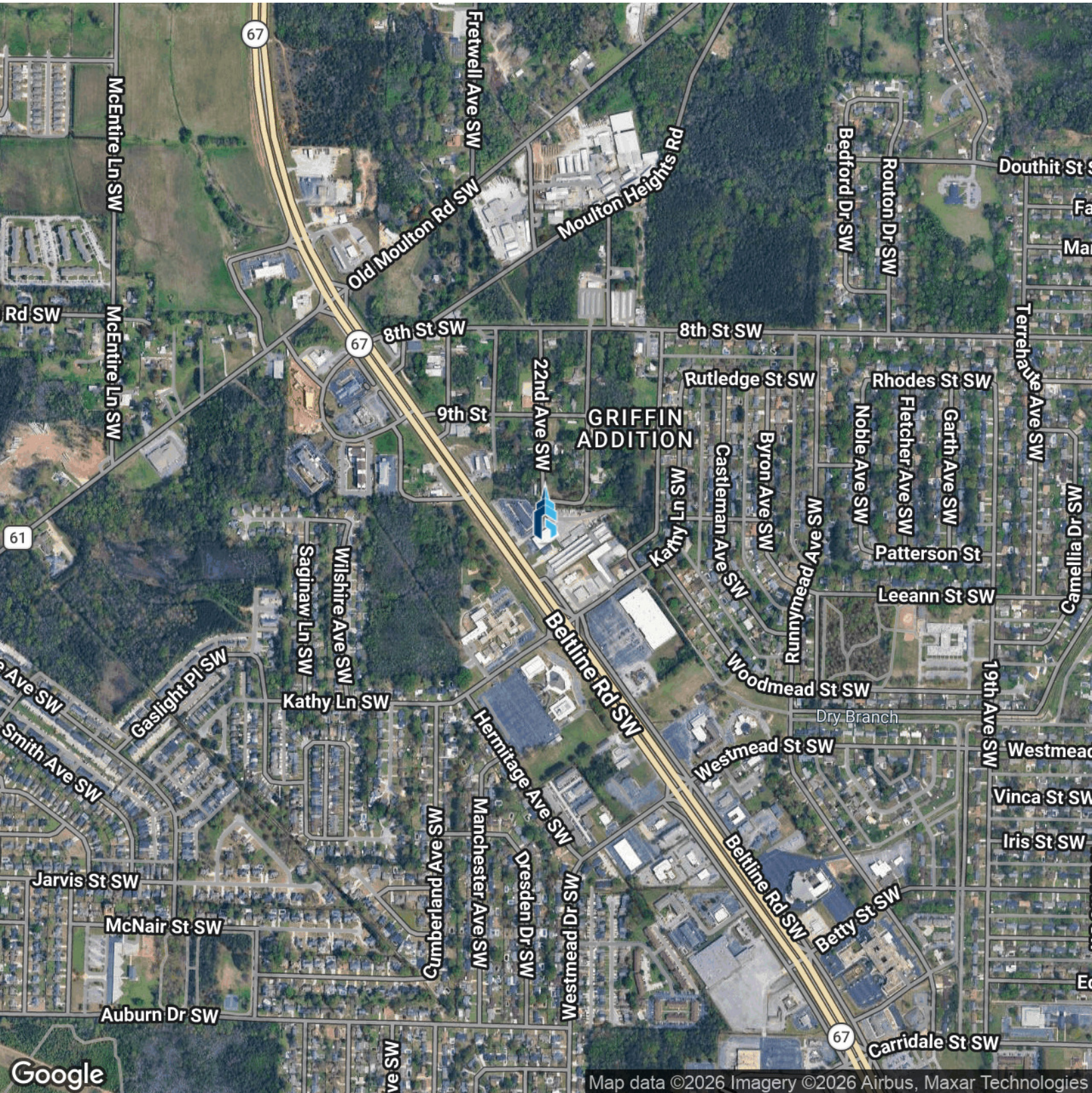
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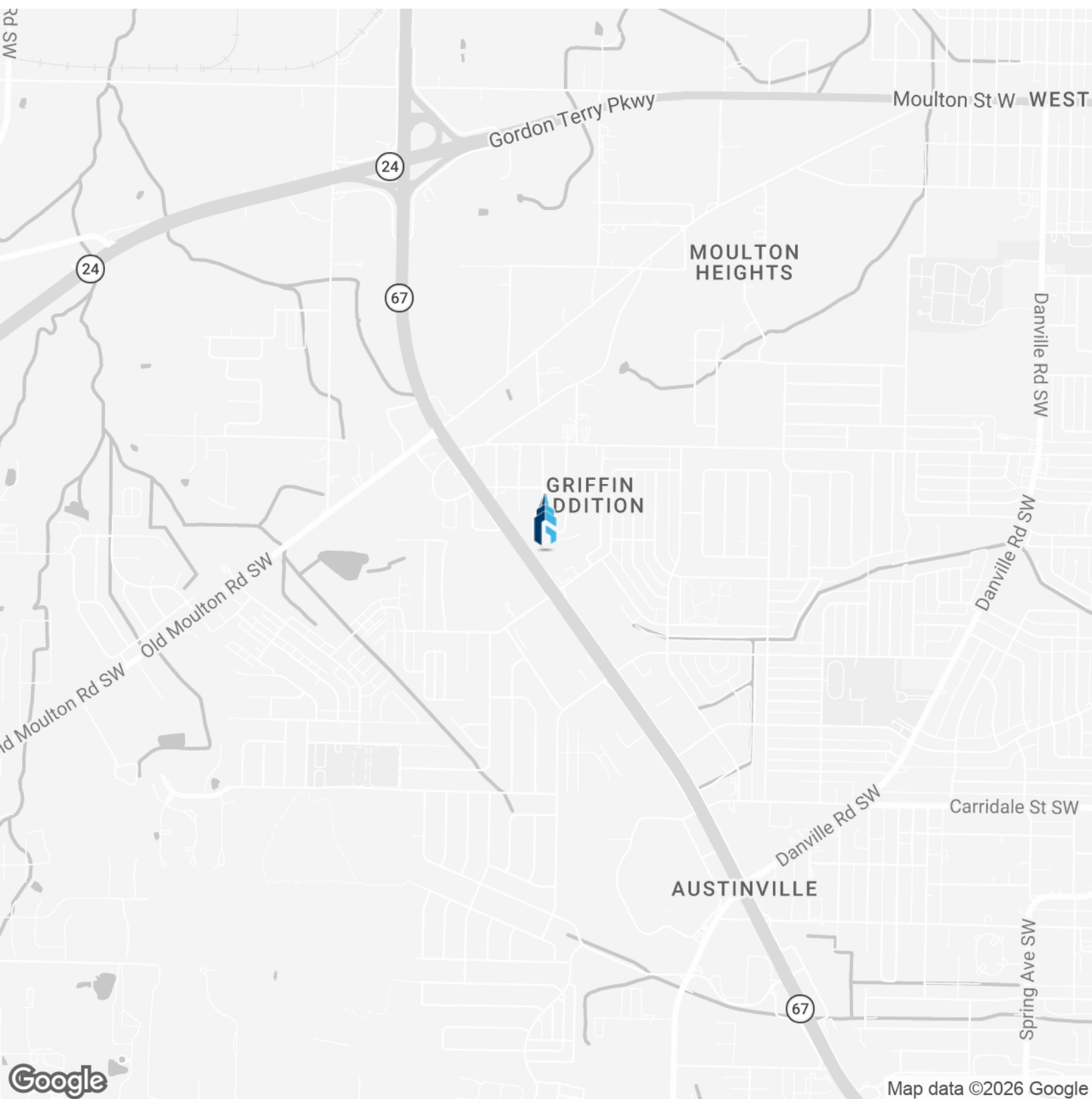
LOCATION INFORMATION

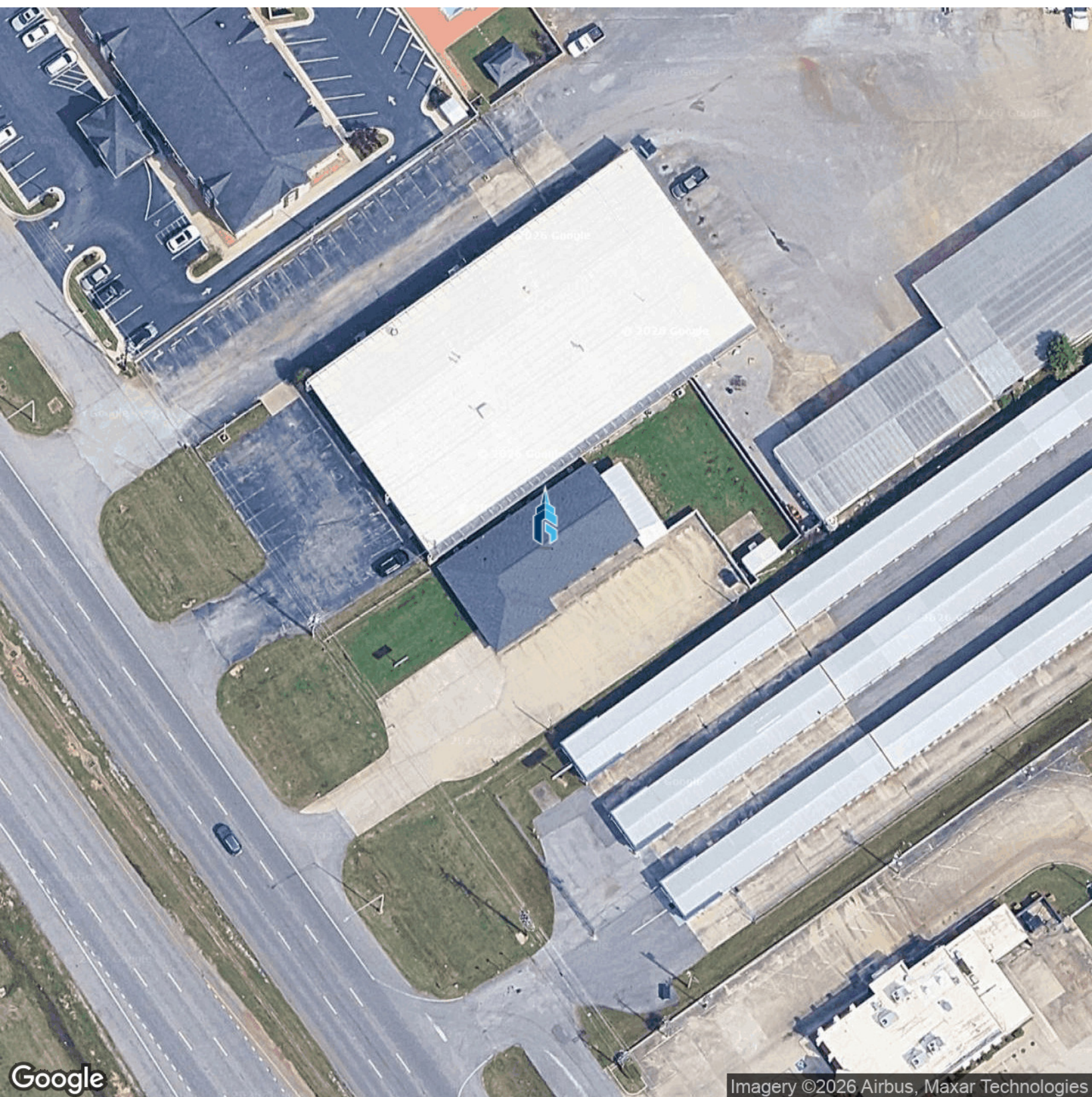
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AERIAL MAP



REGIONAL MAP



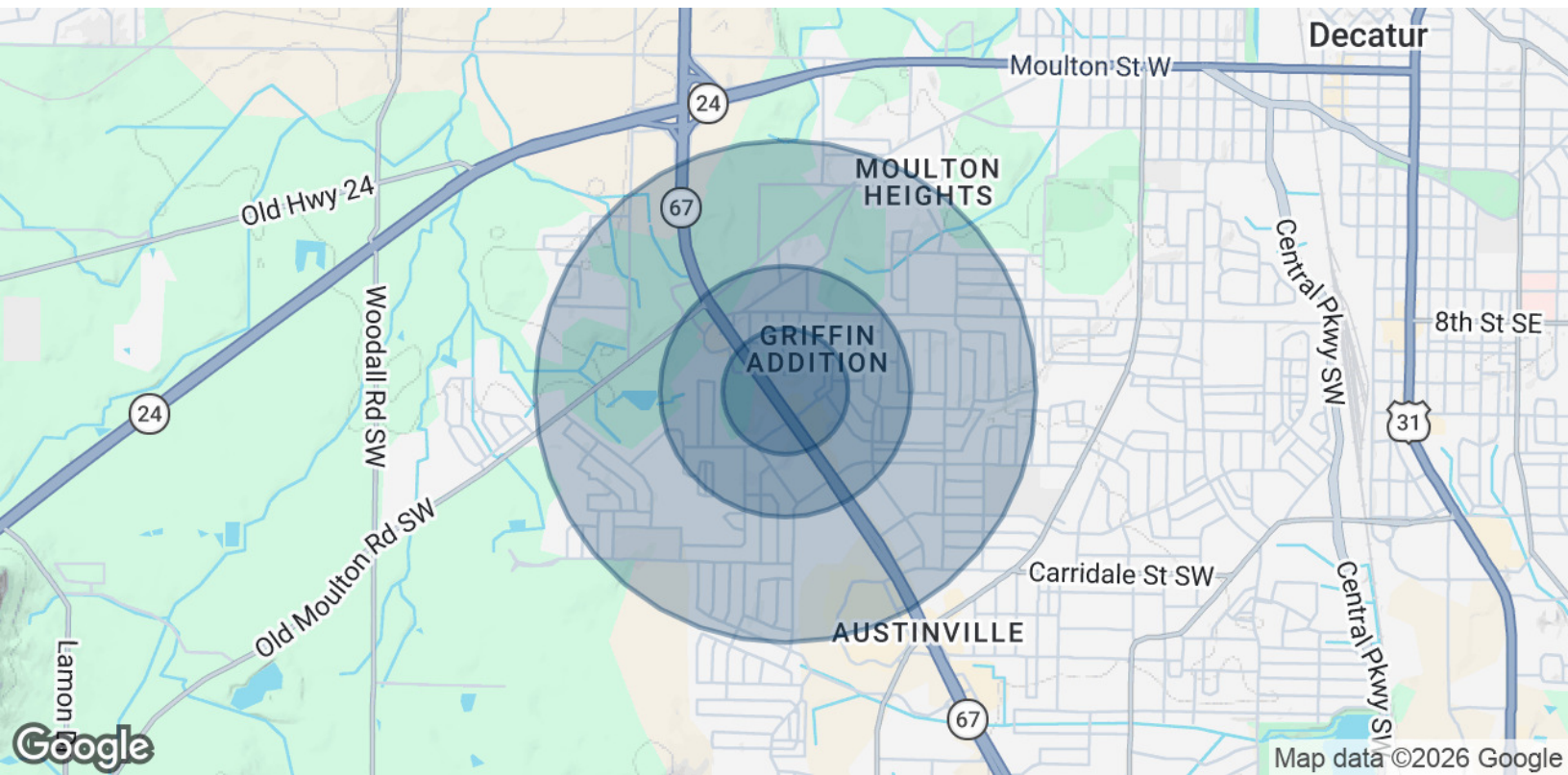




DEMOGRAPHICS

2218 Beltline Rd SW, Decatur, AL 35601

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	522	1,881	7,285
Average Age	32.1	32.3	35.4
Average Age (Male)	21.0	20.4	28.1
Average Age (Female)	32.3	32.6	35.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	195	718	2,830
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$67,768	\$65,139	\$69,717
Average House Value	\$154,909	\$150,757	\$176,312

2023 American Community Survey (ACS)

Executive Summary

2218 Beltline Rd SW, Decatur, Alabama, 35601



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Population	8,306	32,556	19,812
2020 Male Population	47.7%	49.3%	48.6%
2020 Female Population	52.3%	50.7%	51.4%
2026 Population	8,191	32,459	20,028
2026 Male Population	48.5%	50.0%	49.4%
2026 Female Population	51.5%	50.0%	50.6%
2031 Population	8,155	32,575	20,127
2031 Male Population	48.4%	50.0%	49.3%
2031 Female Population	51.6%	50.0%	50.7%
2010-2020 Annual Rate	0.08%	0.23%	0.31%
2020-2026 Annual Rate	-0.22%	-0.05%	0.17%
2026-2031 Annual Rate	-0.09%	0.07%	0.10%

In the identified area, the current year population is **20,028**. In 2020, the Census count in the area was **19,812**. The rate of change since 2020 was **0.17%** annually. The five-year projection for the population in the area is **20,127** representing a change of **0.10%** annually from 2026 to 2031. Currently, the population is **49.4%** male and **50.6%** female.

Median Age

2026 Median Age	38.4	39.2	41.4
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The median age in this area is **41.4**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	49.7%	47.1%	66.3%
2026 Black Alone	32.0%	25.9%	14.4%
2026 American Indian Alone	0.8%	1.2%	1.2%
2026 Asian Alone	0.9%	0.9%	0.9%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	8.4%	16.1%	8.7%
2026 Two or More Races	8.2%	8.5%	8.3%
2026 Hispanic Origin	13.5%	23.5%	13.8%
2026 Diversity Index	72.2	79.3	63.8

Persons of Hispanic origin represent **13.8%** of the population in the identified area compared to **19.9%** 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 **63.8** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026 Wealth Index	55	61	81
2010 Total Households	3,429	12,273	7,929
2020 Total Households	3,491	12,807	8,285
2026 Total Households	3,559	13,366	8,678
2031 Total Households	3,603	13,664	8,870
2010-2020 Annual Rate	0.18%	0.43%	0.44%
2020-2026 Annual Rate	0.31%	0.69%	0.74%
2026-2031 Annual Rate	0.25%	0.44%	0.44%
2026 Average Household Size	2.29	2.33	2.29

The household count in this area has changed from **8,285** in 2020 to **8,678** in the current year, a change of **0.74%** annually. The five-year projection of households is **8,870**, a change of **0.44%** annually from the current year total. Average household size is currently **2.29**, compared to **2.37** in the year 2020. The number of families in the current year is **5,472** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	17.8%	18.6%	21.6%

Median Household Income			
2026 Median Household Income	\$65,169	\$61,317	\$74,635
2031 Median Household Income	\$75,189	\$68,346	\$84,621
2026-2031 Annual Rate	2.90%	2.19%	2.54%

Average Household Income			
2026 Average Household Income	\$78,316	\$77,085	\$93,376
2031 Average Household Income	\$88,105	\$86,988	\$106,279
2026-2031 Annual Rate	2.38%	2.45%	2.62%

Per Capita Income			
2026 Per Capita Income	\$33,760	\$32,347	\$40,256
2031 Per Capita Income	\$38,638	\$37,114	\$46,609
2026-2031 Annual Rate	2.74%	2.79%	2.97%

Income Equality			
2026 Gini Index	39.6	47.3	45.7

Households by Income

Current median household income is **\$74,635** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$84,621** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$93,376** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$106,279** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$40,256** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$46,609** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026 Housing Affordability Index	135	125	109
2010 Total Housing Units	3,633	13,443	8,592
2010 Owner Occupied	2,188	7,282	5,325
2010 Renter Occupied	1,241	4,991	2,604
2010 Vacant	204	1,170	663
2020 Housing Units	3,653	13,863	8,956
2020 Owner Occupied	2,127	7,152	5,392
2020 Renter Occupied	1,364	5,655	2,893
2020 Vacant	174	1,039	690
2026 Housing Units	3,712	14,300	9,275
2026 Owner Occupied	2,255	7,704	5,811
2026 Renter Occupied	1,304	5,662	2,867
2026 Vacant	153	934	597
2031 Total Housing Units	3,748	14,579	9,457
2031 Owner Occupied	2,289	7,938	5,953
2031 Renter Occupied	1,314	5,725	2,917
2031 Vacant	145	915	587

Socioeconomic Status

2026 Socioeconomic Status Index	51.1	44.2	50.3
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Currently, **60.7%** of the **9,275** housing units in the area are owner occupied; **35.1%** renter occupied; and **4.1%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **8,956** housing units in the area and **174** vacant housing units. The annual rate of change in housing units since 2020 is **0.56%**. Median home value in the area is **\$273,439**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **3.75%** annually to **\$236,688**.



TRAFFIC DATA

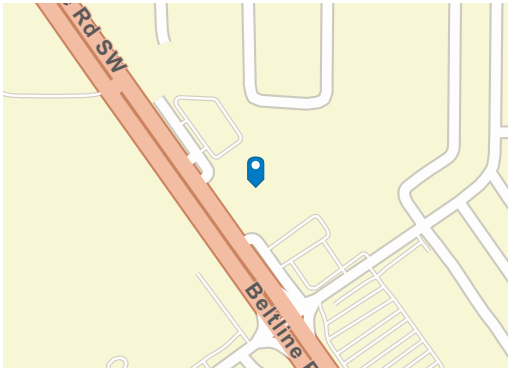
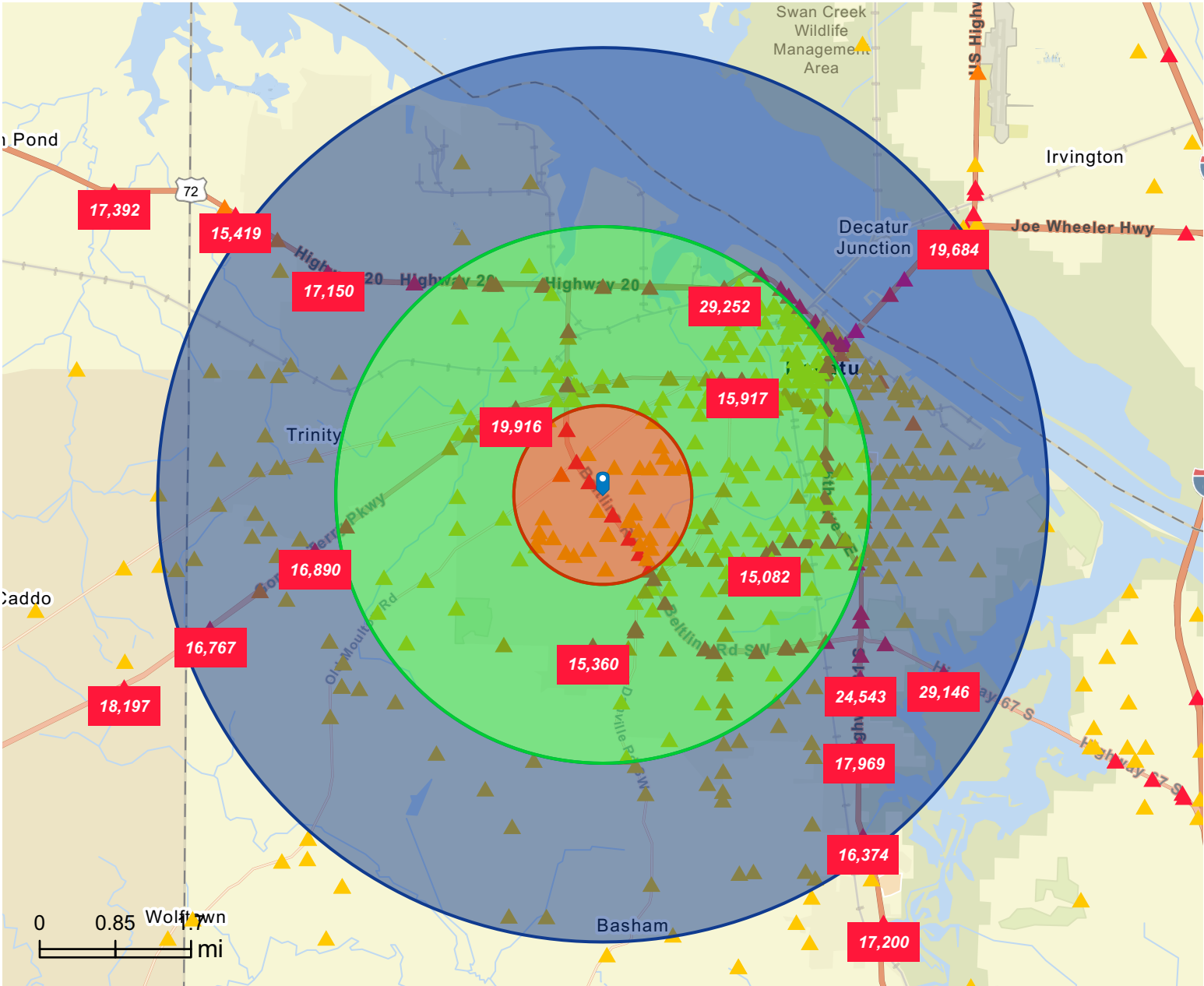
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Traffic Count Map

2218 Beltline Rd SW, Decatur, Alabama, 35601

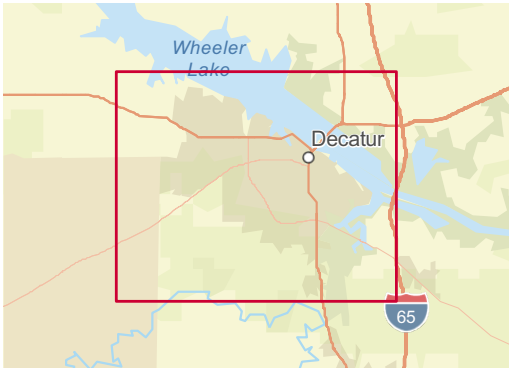


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

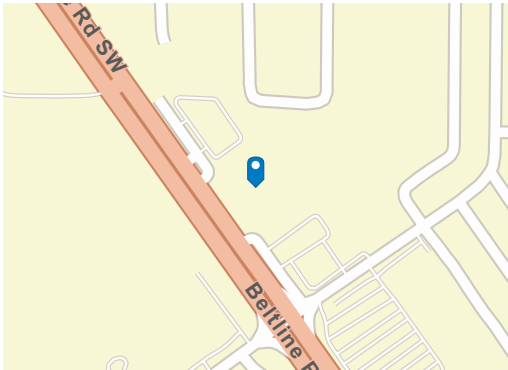


Traffic Count Map - Close Up

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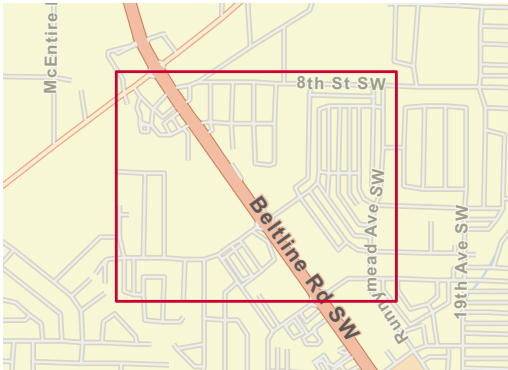


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





ADVISOR BIO

2218 Beltline Rd SW, Decatur, AL 35601

**TILLMAN HURST****Commercial Agent**

thurst@gatewaycommercial.net

Direct: **256.566.8002**

AL #000163336-0

PROFESSIONAL BACKGROUND

After growing up in Decatur, Alabama, I first gained robust real estate experience in a thriving East Texas real estate market and am thrilled to bring that expertise back to my hometown and other booming markets of North Alabama. With experience across a wide range of real estate asset classes, I strive to be a valuable ally and trusted advisor for each one of my clients and to provide guidance through acquisition, property management, and disposition of North Alabama investment property. I am particularly well acquainted with multi-family assets and have experience personally investing in and managing multi-family properties, NNN lease commercial assets, and short-term residential rentals. Analytical and skilled in negotiations, I possess the knowledge to help guide you through your next transaction or property management needs.

EDUCATION

I hold a Master of Business Administration with a concentration in Finance, and as a passionate outdoorsman, love few things more than spearfishing in the Gulf of Mexico or a crisp, winter morning in the duck marsh with my trusty Chesapeake Bay Retriever, Reuben.

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