



NEWLY RENOVATED MEDICAL BUILDING

1304 14TH AVE SE, DECATUR, AL 35601



GATEWAY
COMMERCIAL BROKERAGE

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

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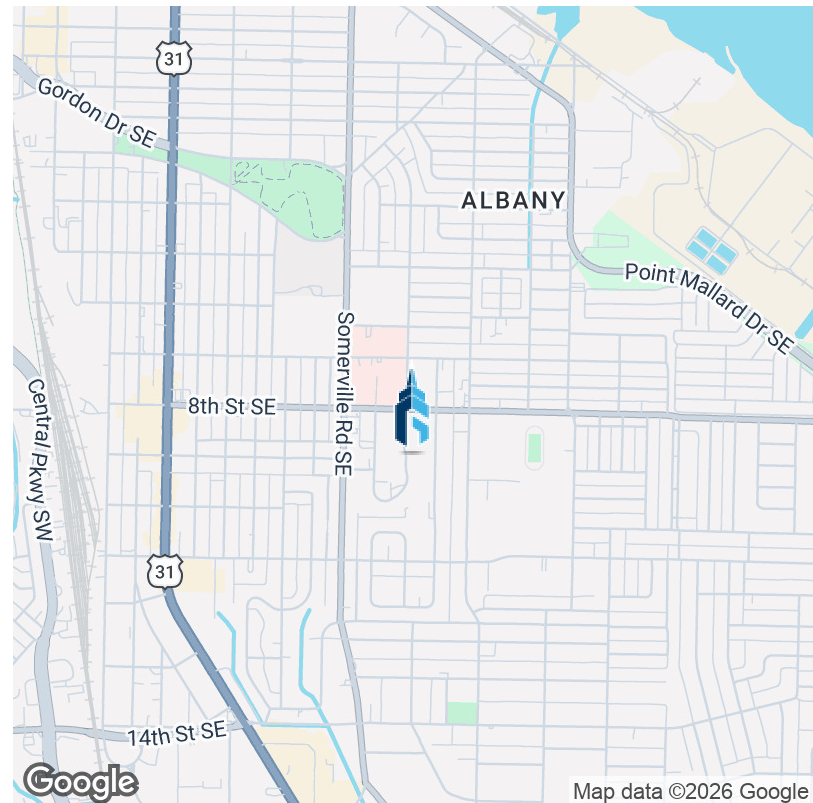
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (MG)
Building Size:	2,617 SF
Lot Size:	0.48 Acres
Number of Units:	1
Year Built:	1983
Renovated:	2026
Zoning:	Medical
Market:	Decatur
Traffic Count:	5,567

PROPERTY OVERVIEW

Introducing 1304 14th Ave SE, a premier medical property located in Decatur, AL, offering an unparalleled leasing opportunity. The newly renovated space is ideal for building your business presence. With a prime location, newly painted exterior, and resurfaced parking lot, it offers the perfect setting for any medical profession to thrive. The property features a newly painted spacious interior with new amenities such as new flooring, light fixtures, granite countertops, plumbing fixtures, and interior/exterior hardware. The property has large windows offering natural light that will suit various business needs. This is a rare chance to establish your business in a dynamic, high-traffic location near Decatur Morgan Hospital.

PROPERTY HIGHLIGHTS

- Renovated in 2026
- Turn-key medical
- Located in Decatur's Medical District
- Ample parking for patients
- Spacious interior with natural light



PROPERTY INFORMATION

1304 14th Ave SE, Decatur, AL 35601

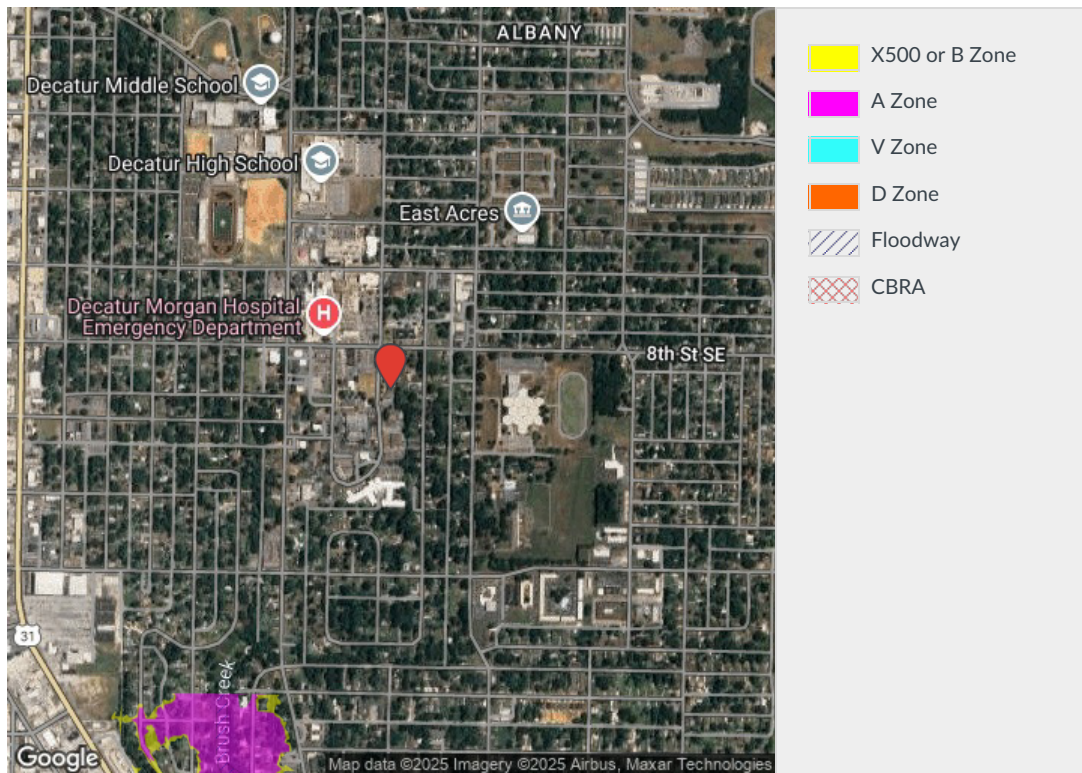




1304 14TH AVE SE DECATUR, AL 35601-4315

LOCATION ACCURACY: *User-defined location***Flood Zone Determination Report****Flood Zone Determination: OUT**

COMMUNITY	010176	PANEL	0078F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0078F





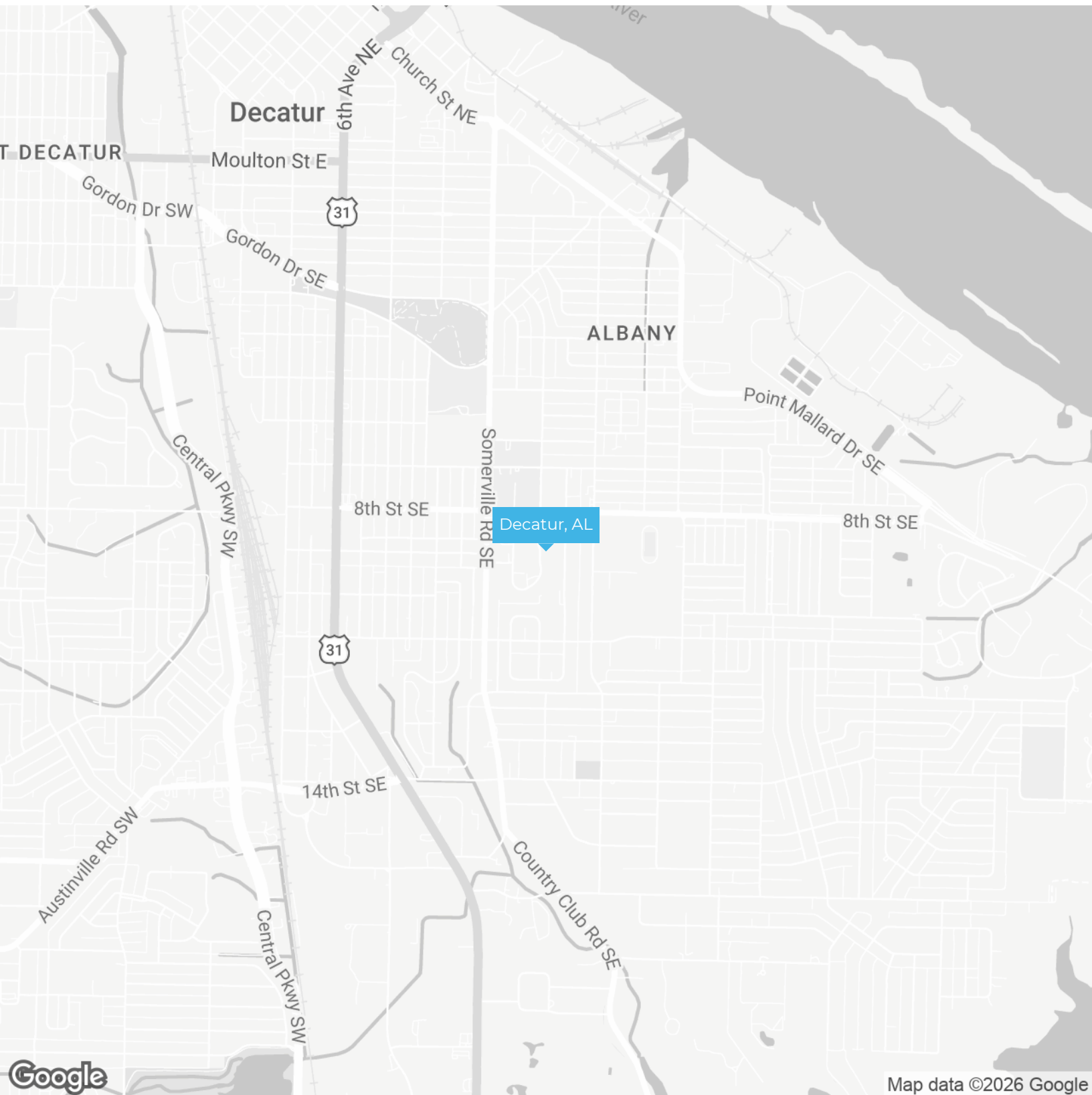
LOCATION INFORMATION

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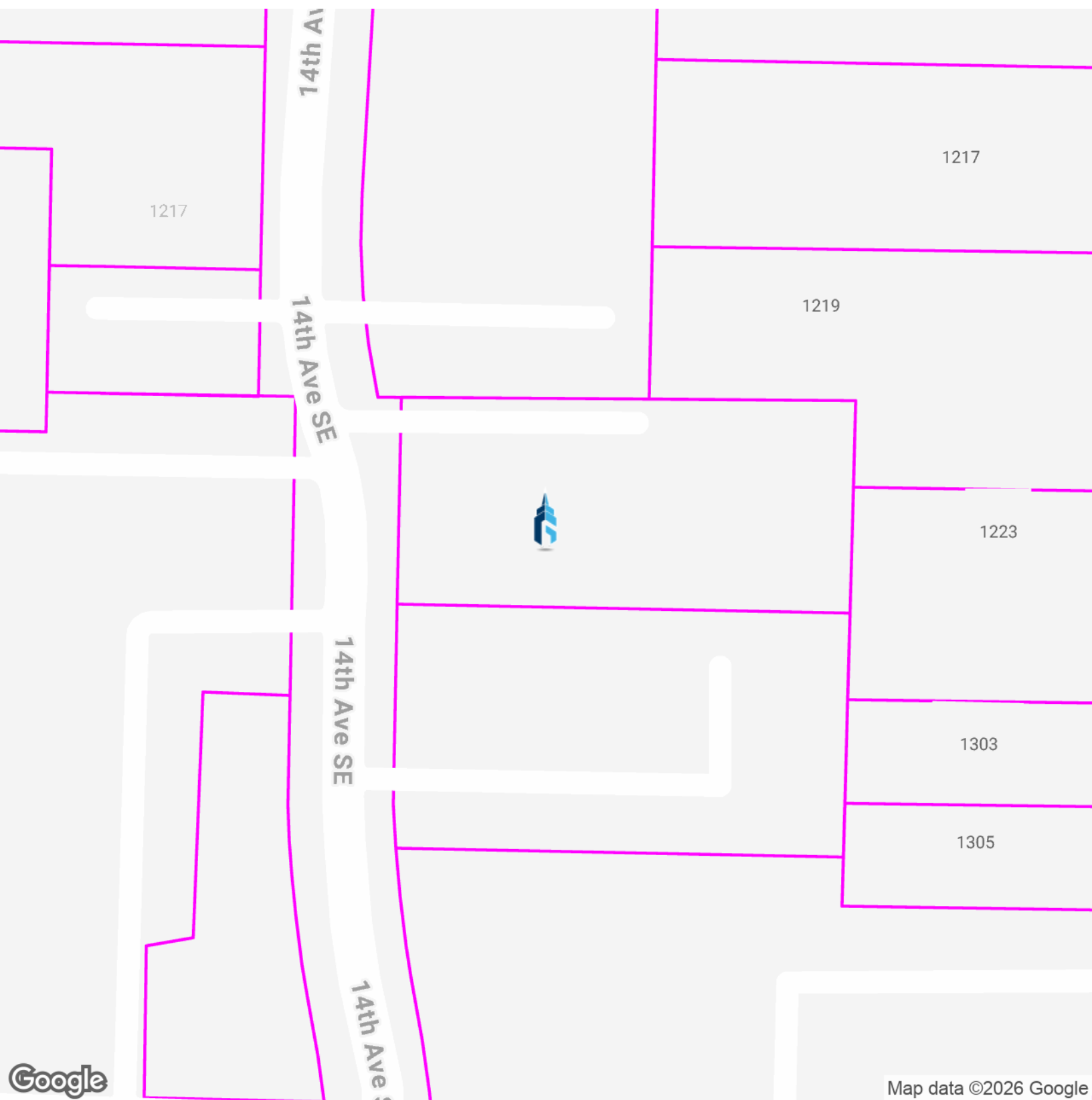
AERIAL MAP

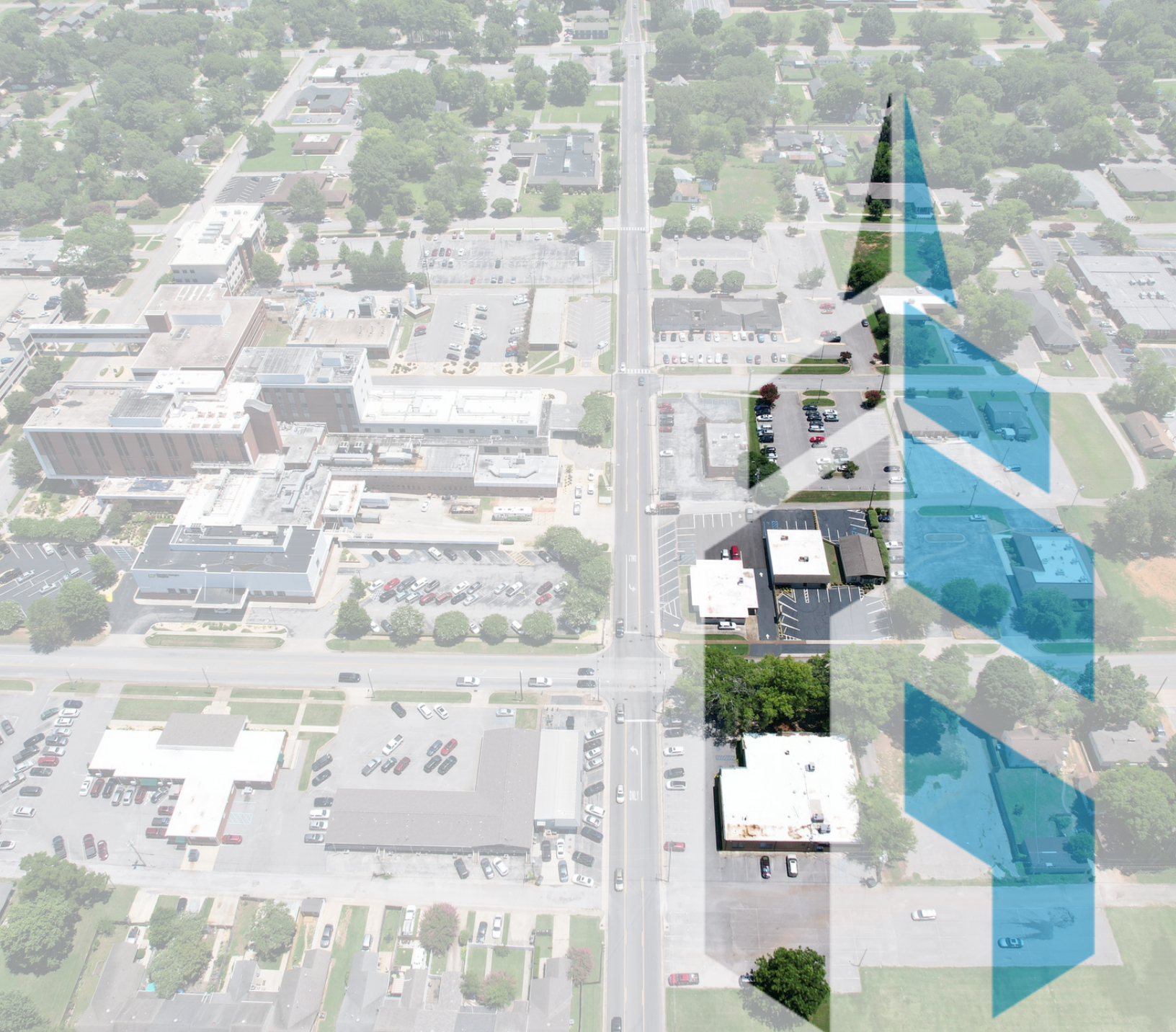


REGIONAL MAP



PARCEL MAP

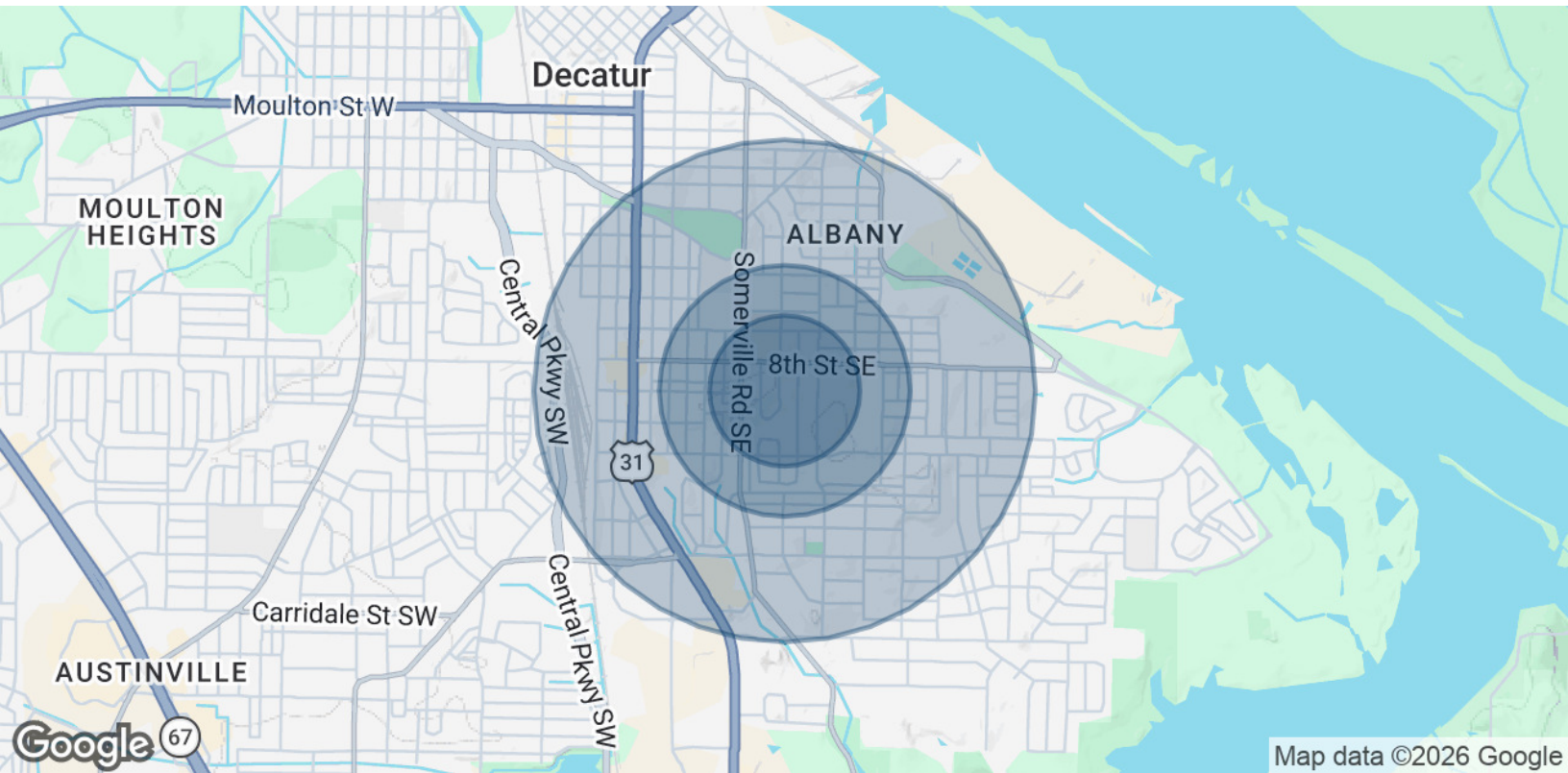




DEMOGRAPHICS

1304 14th Ave SE, Decatur, AL 35601

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	682	2,678	8,313
Average Age	44	41	40
Average Age (Male)	40	39	39
Average Age (Female)	47	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	1,079	3,442
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$74,441	\$70,971	\$71,082
Average House Value	\$181,638	\$205,880	\$211,335

2020 American Community Survey (ACS)

Executive Summary

Stanley Pat Dr



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	8,235	38,313	58,407
2020 Male Population	48.5%	49.3%	48.7%
2020 Female Population	51.5%	50.7%	51.3%
2026 Population	8,195	38,196	58,723
2026 Male Population	49.1%	50.0%	49.4%
2026 Female Population	50.9%	50.0%	50.6%
2031 Population	8,234	38,330	59,015
2031 Male Population	48.8%	50.0%	49.4%
2031 Female Population	51.2%	50.0%	50.6%
2010-2020 Annual Rate	-0.10%	0.25%	0.27%
2020-2026 Annual Rate	-0.08%	-0.05%	0.09%
2026-2031 Annual Rate	0.09%	0.07%	0.10%

In the identified area, the current year population is **58,723**. In 2020, the Census count in the area was **58,407**. The rate of change since 2020 was **0.09%** annually. The five-year projection for the population in the area is **59,015** 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	39.6	38.3	39.8

The median age in this area is **39.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	57.7%	46.8%	53.8%
2026 Black Alone	17.3%	25.7%	23.4%
2026 American Indian Alone	1.3%	1.3%	1.1%
2026 Asian Alone	0.8%	0.7%	1.0%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	14.2%	16.6%	12.4%
2026 Two or More Races	8.5%	8.7%	8.2%
2026 Hispanic Origin	20.4%	24.1%	18.6%
2026 Diversity Index	73.6	79.7	74.4

Persons of Hispanic origin represent **18.6%** 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 **74.4** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	60	53	68
2010 Total Households	3,505	14,799	22,812
2020 Total Households	3,523	15,293	23,784
2026 Total Households	3,664	15,917	24,862
2031 Total Households	3,741	16,251	25,421
2010-2020 Annual Rate	0.05%	0.33%	0.42%
2020-2026 Annual Rate	0.63%	0.64%	0.71%
2026-2031 Annual Rate	0.42%	0.42%	0.45%
2026 Average Household Size	2.14	2.30	2.30

The household count in this area has changed from **23,784** in 2020 to **24,862** in the current year, a change of **0.71%** annually. The five-year projection of households is **25,421**, a change of **0.45%** annually from the current year total. Average household size is currently **2.30**, compared to **2.38** in the year 2020. The number of families in the current year is **15,279** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	21.0%	19.0%	19.3%

Median Household Income			
2026 Median Household Income	US\$54,817	US\$54,611	US\$65,139
2031 Median Household Income	US\$66,485	US\$64,237	US\$74,730
2026-2031 Annual Rate	3.93%	3.30%	2.79%

Average Household Income			
2026 Average Household Income	US\$75,374	US\$71,289	US\$83,340
2031 Average Household Income	US\$86,635	US\$80,750	US\$94,390
2026-2031 Annual Rate	2.82%	2.52%	2.52%

Per Capita Income			
2026 Per Capita Income	US\$32,855	US\$30,051	US\$35,496
2031 Per Capita Income	US\$38,315	US\$34,572	US\$40,868
2026-2031 Annual Rate	3.12%	2.84%	2.86%

Income Equality			
2026 Gini Index	47.2	46.1	46.3

Households by Income

Current median household income is **US\$65,139** in the area, compared to **US\$85,893** for all U.S. households. Median household income is projected to be **US\$74,730** in five years, compared to **US\$100,053** all U.S. households.

Current average household income is **US\$83,340** in this area, compared to **US\$122,692** for all U.S. households. Average household income is projected to be **US\$94,390** in five years, compared to **US\$138,579** for all U.S. households.

Current per capita income is **US\$35,496** in the area, compared to the U.S. per capita income of **US\$48,241**. The per capita income is projected to be **US\$40,868** in five years, compared to **US\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	110	122	121
2010 Total Housing Units	3,917	16,286	24,789
2010 Owner Occupied	2,023	8,394	14,120
2010 Renter Occupied	1,482	6,404	8,692
2010 Vacant	412	1,487	1,977
2020 Housing Units	3,927	16,671	25,608
2020 Owner Occupied	1,979	8,045	14,032
2020 Renter Occupied	1,544	7,248	9,752
2020 Vacant	388	1,384	1,842
2026 Housing Units	3,999	17,122	26,505
2026 Owner Occupied	2,142	8,695	15,171
2026 Renter Occupied	1,522	7,222	9,691
2026 Vacant	335	1,205	1,643
2031 Total Housing Units	4,070	17,435	27,033
2031 Owner Occupied	2,176	8,896	15,599
2031 Renter Occupied	1,566	7,355	9,821
2031 Vacant	329	1,184	1,612

Socioeconomic Status

2026 Socioeconomic Status Index	44.3	43.7	46.6
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Currently, **53.6%** of the **26,505** housing units in the area are owner occupied; **38.1%** renter occupied; and **8.4%** 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 **25,608** housing units in the area and **388** vacant housing units. The annual rate of change in housing units since 2020 is **0.55%**. Median home value in the area is **US\$213,881**, compared to a median home value of **US\$376,272** for the U.S. In five years, median home value is projected to change by **8.74%** annually to **US\$297,786**.



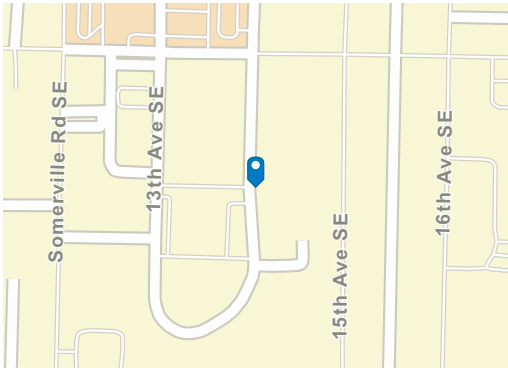
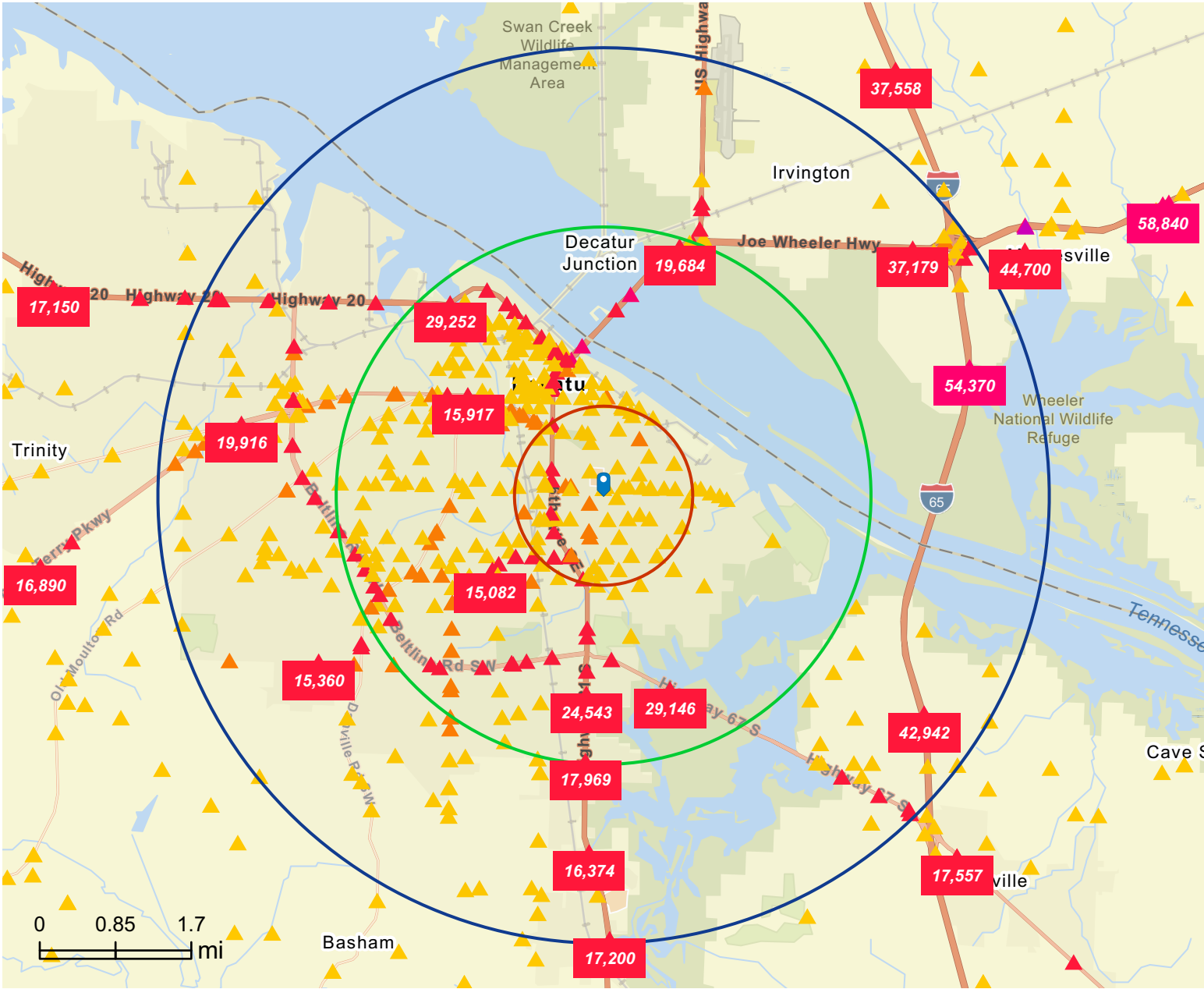
TRAFFIC DATA

1304 14th Ave SE, Decatur, AL 35601

Traffic Count Map

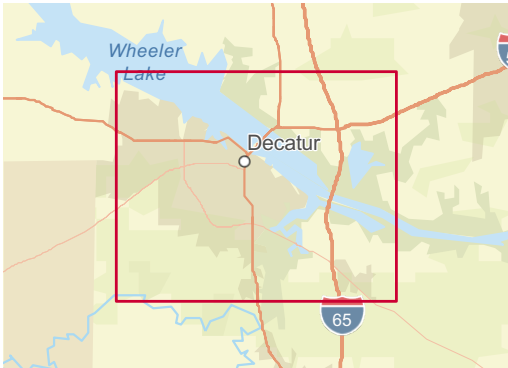
Stanley Pat Dr

Rings: 1, 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

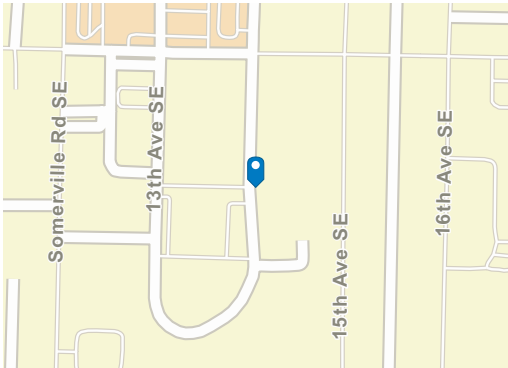


Traffic Count Map - Close Up

Stanley Pat Dr

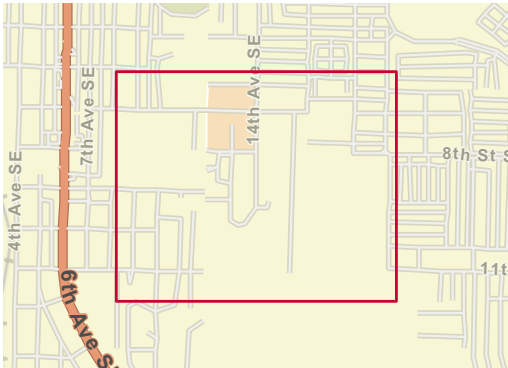


Rings: 1, 3, 5 mile radii



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ADVISOR BIOS

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**WILL SWANN**

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PROFESSIONAL BACKGROUND

Will Swann is a commercial real estate professional with Gateway Commercial Brokerage, specializing in healthcare-focused investment sales and value-add medical office assets across North Alabama. With a foundation built on years of leadership in the veterinary compounding pharmacy industry, Will brings a unique blend of operational discipline, financial acumen, and client-first service to the commercial real estate sector.

Before entering real estate, Will served as a leader in sterile compounding operations, multi-state regulatory expansion, product development, and sales strategy. His experience building processes, managing teams, and understanding the needs of medical professionals now gives him a distinct advantage as he helps investors identify and unlock value in medical strip centers, medical office buildings, and healthcare-adjacent retail properties.

A North Alabama native, Will is deeply invested in the communities he serves. He lives in Decatur with his wife and their two young children, who motivate his commitment to building a long-term career focused on integrity, exceptional service, and meaningful relationships. Known for his work ethic, curiosity, and entrepreneurial drive, Will strives to become the go-to commercial real estate advisor for investors and healthcare owners/operators across the region.

Whether assisting clients with acquisitions, dispositions, or long-term portfolio strategy, Will's mission is simple: deliver unmatched value, communicate with transparency, and work relentlessly to help his clients succeed.

EDUCATION

Will earned his Doctor of Pharmacy (PharmD) degree and spent his early career developing deep expertise in problem-solving, compliance, and strategic growth—skills he now applies to analyzing assets, evaluating risk, and managing long-term investment portfolios.

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