



MEDICAL AND PROFESSIONAL SUITES

2349 DANVILLE ROAD SOUTHWEST, DECATUR, AL 35603

WILL SWANN

wswann@gatewaycommercial.net

256.606.2424

256.355.0721 x301



GATEWAY
COMMERCIAL BROKERAGE

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



Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	8
DEMOGRAPHICS	11
CUSTOM SECTION	15
ADVISOR BIOS	18

Confidentiality & Disclaimer

All materials and information received or derived from Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Gateway Commercial Brokerage, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Gateway Commercial Brokerage, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Gateway Commercial Brokerage, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	24,266 SF
Available SF:	2,200 - 19,849 SF
Market:	Decatur

PROPERTY OVERVIEW

Discover the ideal medical space for your business at 2349 Danville Road Southwest in Decatur, AL. This well-appointed property offers a contemporary design, expansive floor plans, and versatile spaces suitable for a range of business needs. Boasting ample parking and convenient access to major transportation routes, this medical property provides the perfect combination of functionality and convenience. With its prime location and customizable features, including Landlord Contributions and Tenant build-out options, this property presents an unparalleled opportunity to create a dynamic work environment tailored to your unique business requirements.

PROPERTY HIGHLIGHTS

- Tenant Build-Out Options Available
- Available uses included Medical and/or Office Space
- Located near Decatur Morgan Hospital & Parkway Campus
- High Visibility on Danville Rd and Beltline Rd
- Flexible Floor Plans with Landlord Contributions Available
- Ample On-site Parking
- Professionally Managed



PROPERTY INFORMATION

2349 Danville Road Southwest, Decatur, AL 35603

AI GENERATED BUILD-OUT OPTIONS





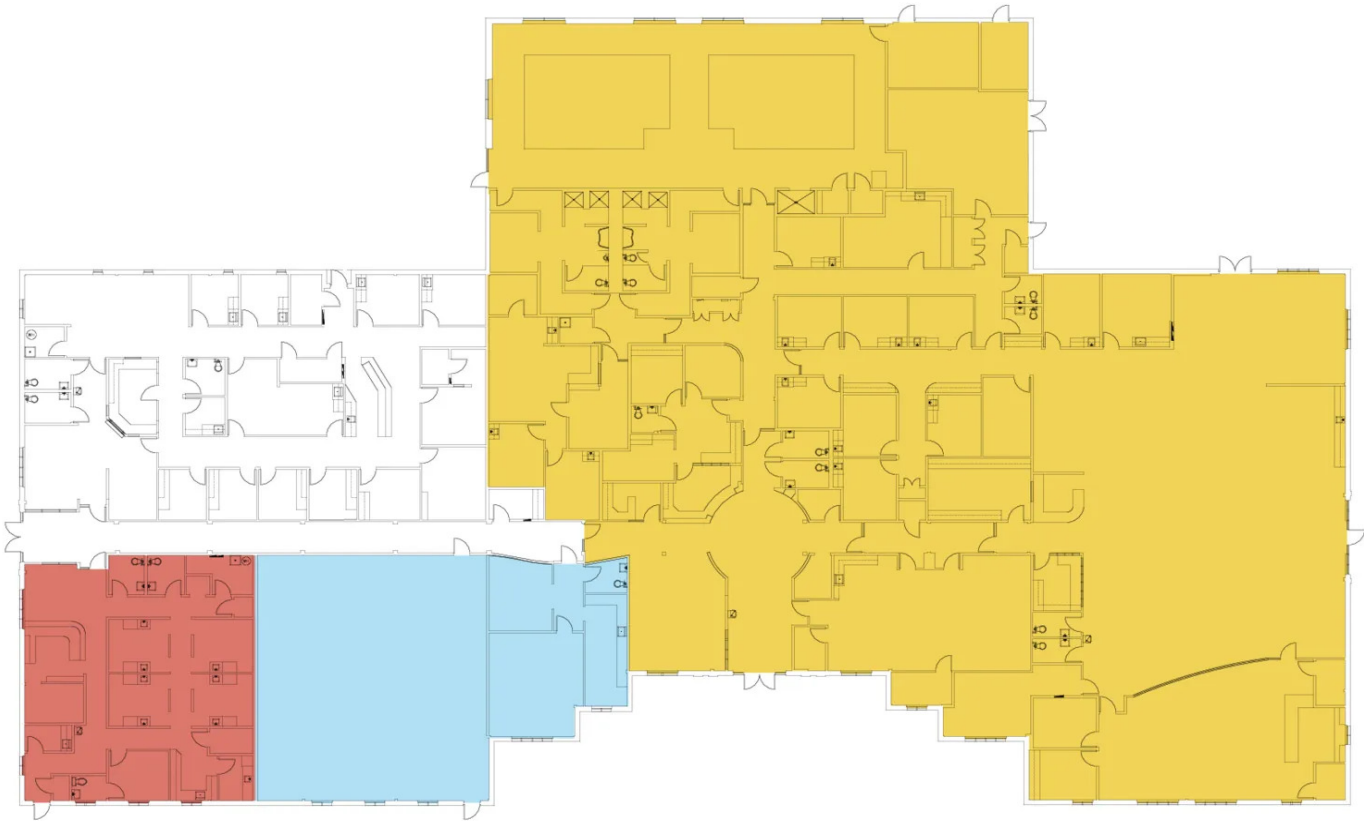
FLOOR PLANS



SUITE 103
+/- 2,200 SF

SUITE 102
+/- 3,323 SF

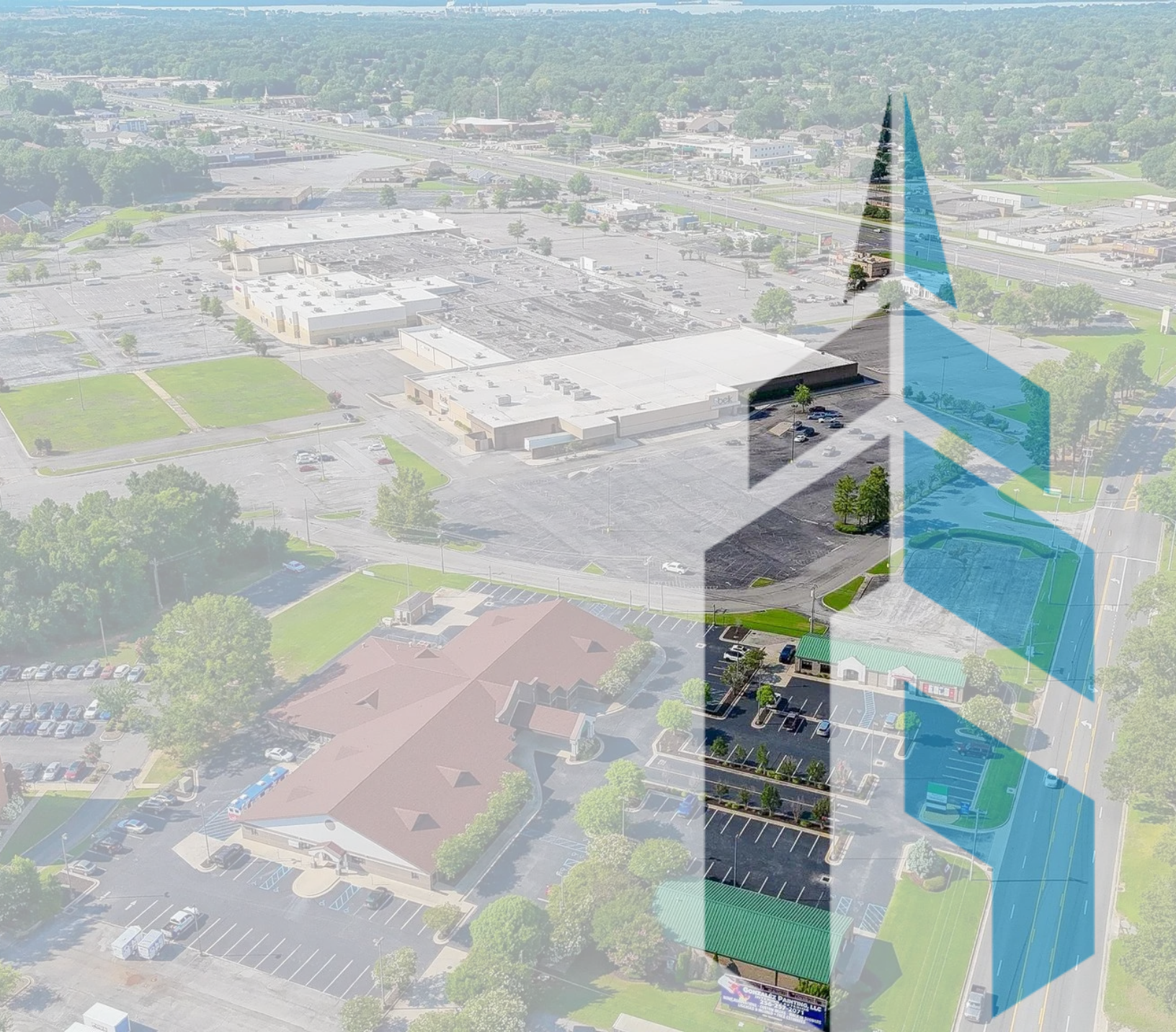
SUITE 100
+/- 19,849 SF



Danville Rd SW

NOTE: DRAWING IS APPROXIMATE AND TO SCALE.

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.



LOCATION INFORMATION

2349 Danville Road Southwest, Decatur, AL 35603

RETAILER MAP



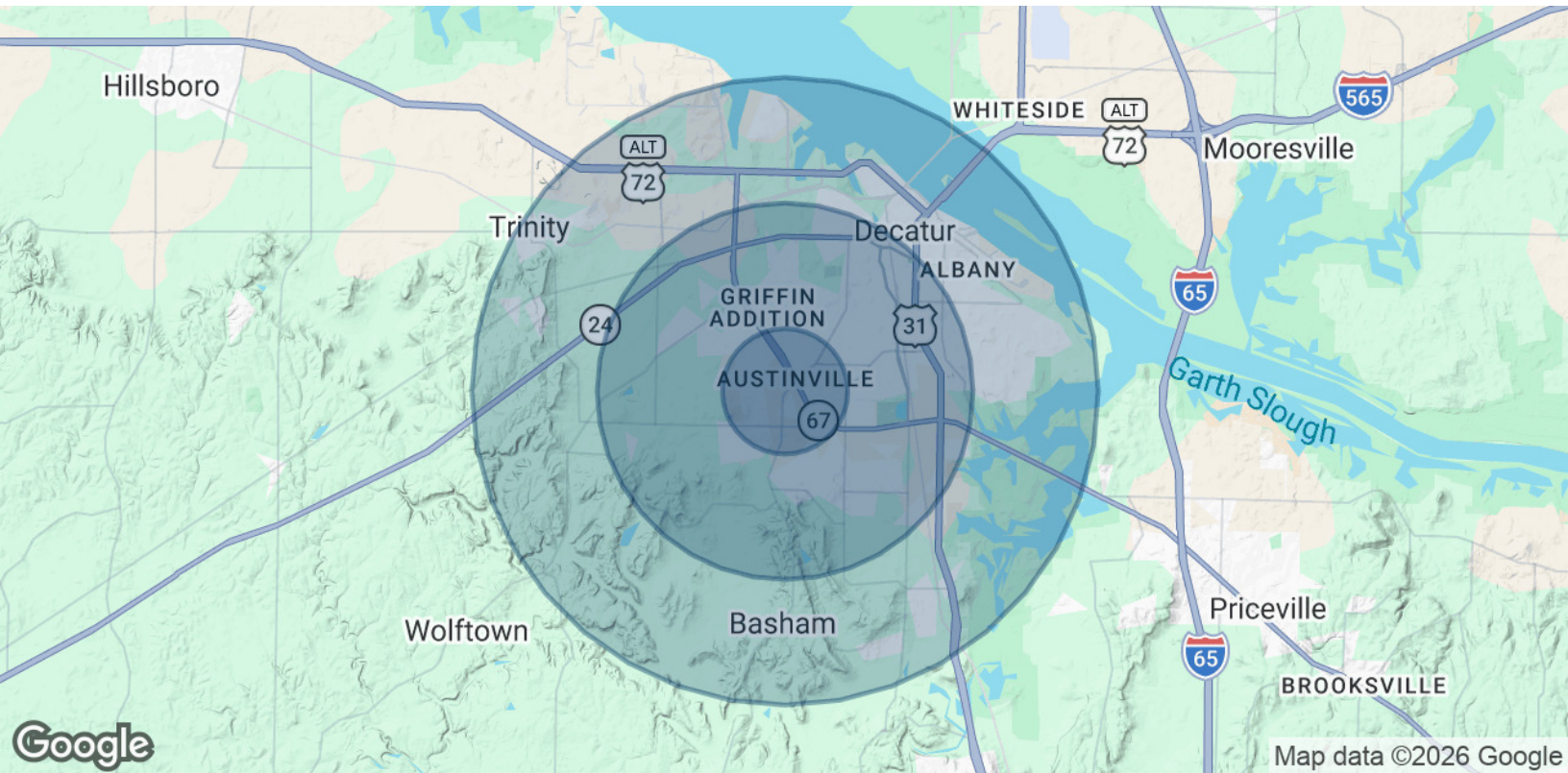




DEMOGRAPHICS

2349 Danville Road Southwest, Decatur, AL 35603

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,044	42,408	61,990
Average Age	40.3	38.1	40.0
Average Age (Male)	34.7	35.7	37.9
Average Age (Female)	41.8	39.0	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,975	17,147	25,194
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$70,938	\$77,433	\$79,219
Average House Value	\$176,269	\$185,890	\$201,901

2023 American Community Survey (ACS)

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	8,130	40,972	60,327
2020 Population	8,622	42,328	61,762
2025 Population	8,652	42,517	61,843
2030 Population	8,648	42,518	61,939
2010-2020 Annual Rate	0.59%	0.33%	0.24%
2020-2025 Annual Rate	0.07%	0.08%	0.02%
2025-2030 Annual Rate	-0.01%	0.00%	0.03%

Age			
2025 Median Age	40.9	39.0	39.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	55.4%	51.1%	54.8%
Black Alone	25.2%	25.7%	23.2%
American Indian Alone	0.7%	0.8%	0.8%
Asian Alone	1.3%	1.0%	0.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.0%	12.9%	12.0%
Two or More Races	8.4%	8.4%	8.2%
Hispanic Origin	14.1%	19.3%	17.9%
Diversity Index	70.8	75.8	73.5

Households			
2010 Total Households	3,586	16,585	24,059
2020 Total Households	3,769	17,402	25,014
2025 Total Households	3,865	17,968	25,830
2030 Total Households	3,926	18,277	26,298
2010-2020 Annual Rate	0.50%	0.48%	0.39%
2020-2025 Annual Rate	0.48%	0.61%	0.61%
2025-2030 Annual Rate	0.31%	0.34%	0.36%
2025 Average Household Size	2.19	2.32	2.33
Wealth Index	61	66	70

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	18.5%	18.9%	19.5%
Median Household Income			
2025 Median Household Income	US\$68,827	US\$65,107	US\$67,843
2030 Median Household Income	US\$77,745	US\$74,252	US\$76,940
2025-2030 Annual Rate	2.47%	2.66%	2.55%
Average Household Income			
2025 Average Household Income	US\$84,979	US\$84,104	US\$86,639
2030 Average Household Income	US\$93,178	US\$90,991	US\$93,968
Per Capita Income			
2025 Per Capita Income	US\$37,540	US\$35,325	US\$36,325
2030 Per Capita Income	US\$41,831	US\$38,860	US\$40,030
2025-2030 Annual Rate	2.19%	1.93%	1.96%
Income Equality			
2025 Gini Index	41.0	43.2	43.5
Socioeconomic Status			
2025 Socioeconomic Status Index	48.8	44.0	45.2
Housing Unit Summary			
Housing Affordability Index	129	125	121
2010 Total Housing Units	3,873	17,936	26,167
2010 Owner Occupied Hus (%)	58.6%	61.2%	62.9%
2010 Renter Occupied Hus (%)	41.4%	38.8%	37.1%
2010 Vacant Housing Units (%)	7.4%	7.5%	8.1%
2020 Housing Units	4,027	18,558	26,970
2020 Owner Occupied HUs (%)	56.8%	57.8%	60.0%
2020 Renter Occupied HUs (%)	43.2%	42.2%	40.0%
Vacant Housing Units	6.2%	6.4%	7.3%
2025 Housing Units	4,108	18,971	27,572
Owner Occupied Housing Units	57.7%	58.7%	60.9%
Renter Occupied Housing Units	42.3%	41.3%	39.1%
Vacant Housing Units	5.9%	5.3%	6.3%
2030 Total Housing Units	4,159	19,255	28,001
2030 Owner Occupied Housing Units	2,284	10,853	16,158
2030 Renter Occupied Housing Units	1,642	7,424	10,140
2030 Vacant Housing Units	233	978	1,703



TRAFFIC DATA

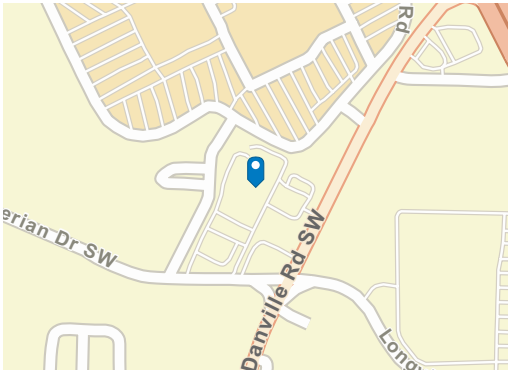
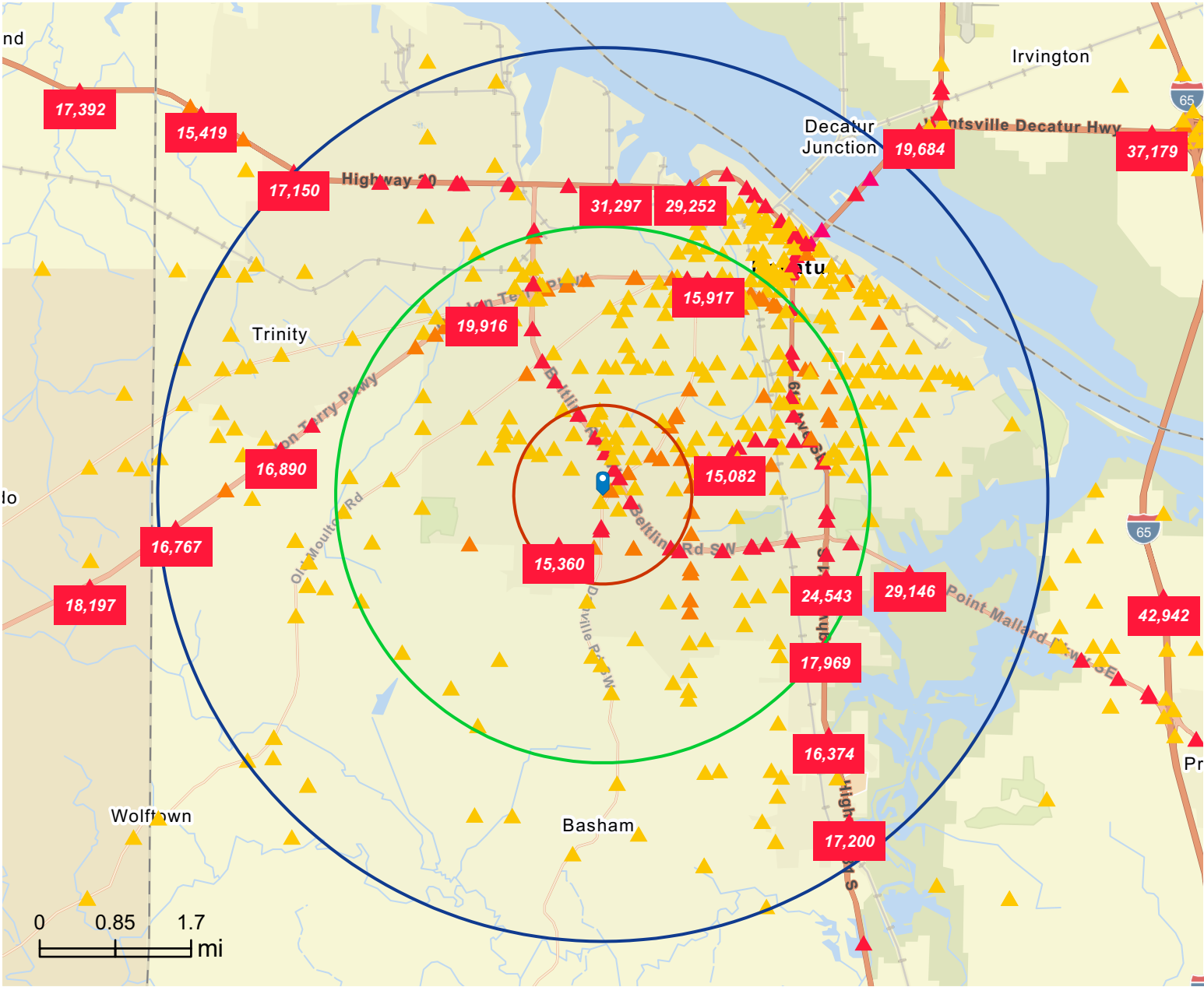
2349 Danville Road Southwest, Decatur, AL 35603

Traffic Count Map

2305 Danville Rd SW, Decatur, Alabama, 35603

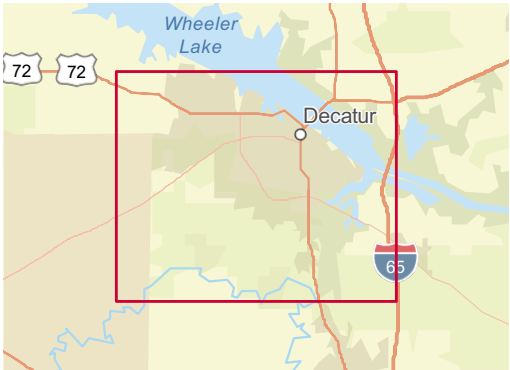


Rings: 1, 3, 5 mile radii



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

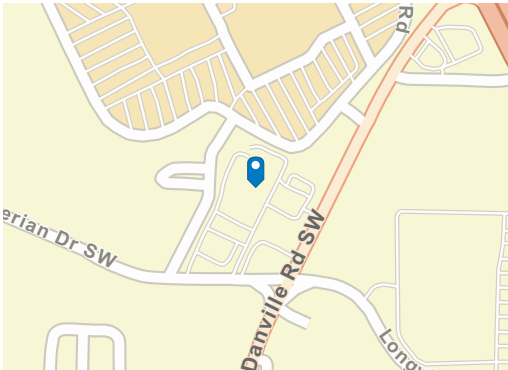


Traffic Count Map - Close Up

2305 Danville Rd SW, Decatur, Alabama, 35603

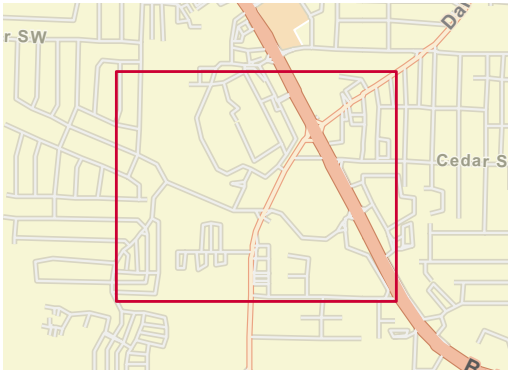


Rings: 1, 3, 5 mile radii



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





ADVISOR BIOS

2349 Danville Road Southwest, Decatur, AL 35603

**WILL SWANN**

Commercial Agent

wswann@gatewaycommercial.net

Direct: **256.355.0721 x301** | Cell: **256.606.2424**

AL #000173842-0

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.



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | 256.355.0721 | GATEWAYCOMMERCIAL.COM