



INFIRMARY HEALTH | MEDICAL OFFICE BUILDING
MOBILE, AL



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ZEUSTRA
Medical Real Estate Advisors





NOI

\$146,000

GLA

11,407 SF

OCCUPANCY

100%

Executive Summary

Zeustra Healthcare Real Estate Advisors presents an exclusive opportunity to acquire a single-tenant medical office building located at 1855 SpringHill Ave, Mobile, AL 36607. This 11,407-square-foot complex features a 3-year lease personally guaranteed by the physicians of Cardio-Thoracic & Vascular Surgical Associates, P.C., with 2% annual rent increases, ensuring consistent growth in rental income.

The property is situated in the heart of Mobile and is leased to Infirmiry Health, one of Alabama's largest healthcare systems. With over 45 years of service, the tenant group performs over 2,000 major procedures annually, demonstrating their stability and commitment. The surrounding area, with a population exceeding 190,000 residents within a 5-mile radius, provides a strong patient base.

This prime location, combined with a secure lease backed by leading healthcare providers, ensures long-term stability and growth potential, making this complex an ideal addition to any real estate portfolio.



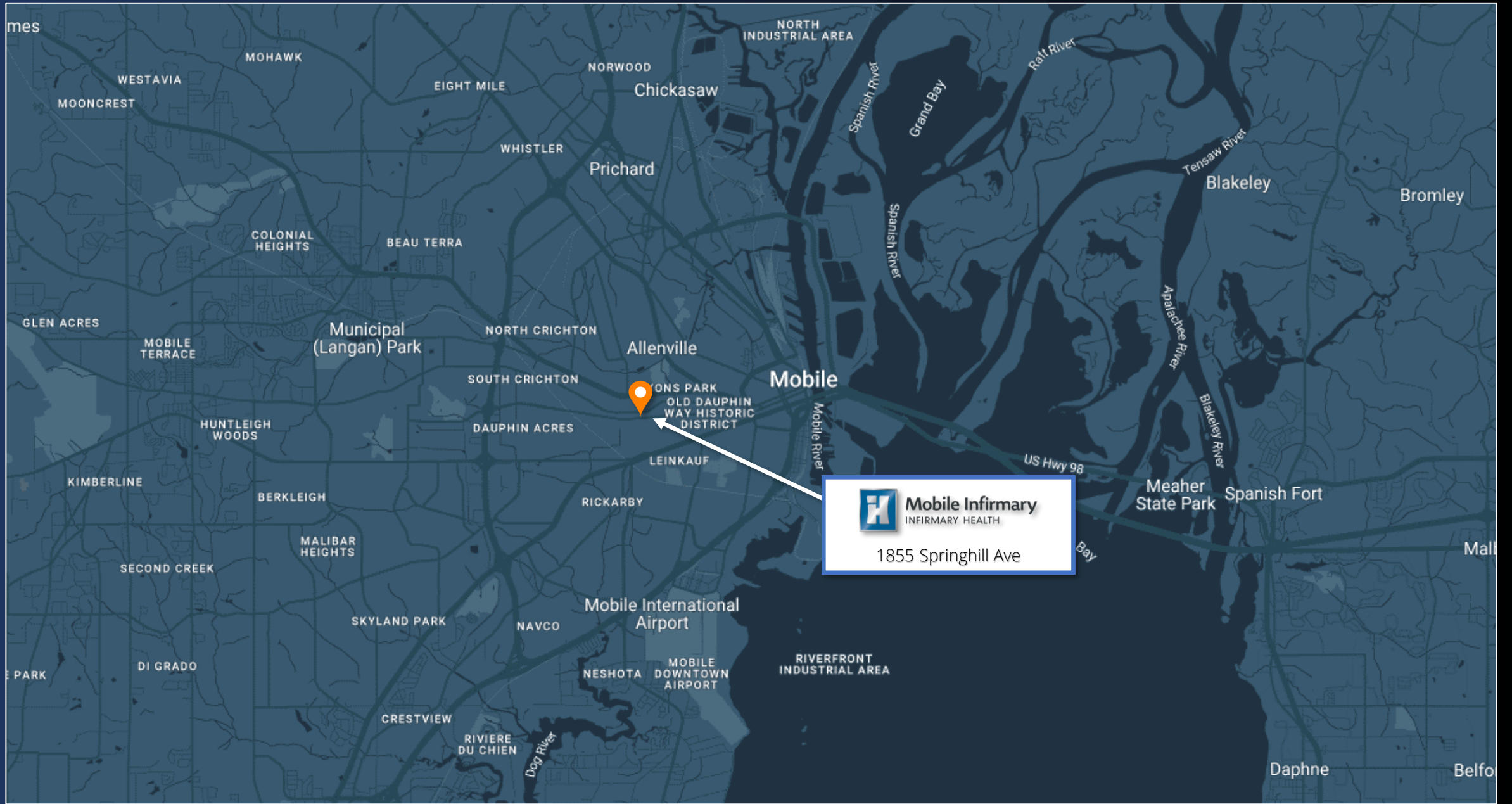
Investment Summary

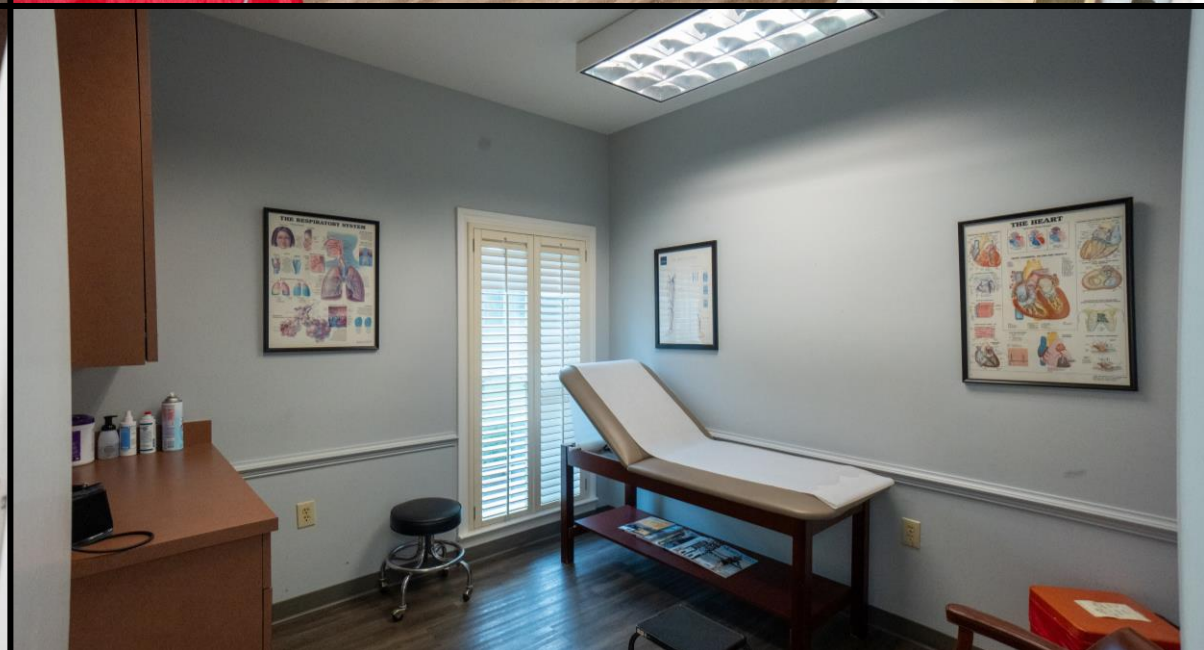
Address	1855 Springhill Ave Mobile, AL
List Price	Unpriced
Net Operating Income	\$146,000
Gross Leasable Area	11,407 SF
Occupancy	100%
Lease Structure	Modified Gross
Ownership	Fee Simple

INVESTMENT HIGHLIGHTS

- **Commitment to the Space:** The lease is linked to the employment contracts of the physicians employed by Infirmiry Health. The physicians group's personal guarantee of the lease underscores their confidence in the stability of their relationship with the hospital and their long-term commitment to the property. This added layer of security makes the deal more attractive and lowers the perceived risk.
- **Stable and Growing Income:** With 2% annual rent increases, this investment offers consistent income growth. The lease is backed by a leading group of physicians with a track record of stability and success, further securing the investment.
- **Prime Location:** Situated in a high-demand area with a robust patient base, the property benefits from sustained demand for healthcare services. The strategic location in Mobile, AL, ensures long-term viability and growth potential.
- **Tenant Stability:** Infirmiry Health's status as one of Alabama's largest and most reputable healthcare systems, coupled with the tenant group's exceptional performance and long-term intent, ensures the reliability and long-term security of the lease.







1855 Springhill Ave

Mobile, AL 36607

Tenant	Sq Ft	Lease Start Date	Renewal Start Date	Rent PSF	Monthly Rent	Annual Rent	Annual Increase	Renewal Options
Infirmiry Medical Clinic (Bldgs A & B)	11,407	4/1/2024	10/1/2027	\$17.00	\$16,159.00	\$193,908.00	2%	3- Year Automatic Renewals

NET OPERATING INCOME
(Effective 1/1/2025)

\$146,009.00

Summary

Gross Leasable Area	11,407 SF
Occupancy	100%
Tenancy	Single Tenant
Year Built	1975
Lot Size	1.15 Acres
Property Type	Medical Office Building
Ownership	Fee Simple
Parcel Numbers	2907240001171XXX, 2907240001172XXX, 2907240004137XXX



LOCATION SUMMARY

Mobile, AL, a vibrant port city with a rich history dating back to the early 18th century, is situated along the Gulf Coast. Part of the Mobile Metropolitan Statistical Area (MSA), the city showcases steady economic development and growth. 1855 Springhill Ave is strategically positioned in this historically significant and economically growing area.

Infirmiry Health, the largest non-governmental healthcare system in Alabama, is a key healthcare provider in the region, contributing to the local economy and serving the healthcare needs of the community. The healthcare sector in Mobile is robust, driven by a combination of a growing population and an increasing demand for medical services, particularly among the aging demographic.

The area within a 3-mile radius of 1855 SpringHill Ave is home to all of the city's major hospitals, in addition to significant retail and office spaces. Additionally, consumers within a 5-mile radius of the property spend an estimated \$70 million on health care costs annually, with a substantial portion towards medical care alone. Mobile is ideally situated at the convergence of Interstate 10 and Interstate 65, connecting the city to major hubs like New Orleans, Atlanta, and Birmingham, which are all within a few hours' drive. Mobile is also home to the University of South Alabama, which enrolls nearly 15,000 students and employs more than 5,000 faculty and staff.

In summary, 1855 SpringHill Ave is located in a market characterized by historical significance, economic stability, and a growing demand for healthcare services. This medical office building presents a prime investment opportunity, capitalizing on the area's ongoing growth and the strategic importance of its tenant, Infirmiry Health.



TENANT SUMMARY



Celebrating over a century of excellence, Infirmiry Health is a leading healthcare provider in Alabama, known for its advanced medical technology and comprehensive services. With a deep-rooted commitment to the community, Infirmiry Health has a storied history of growth, innovation, and prioritizing patient care, offering a safe and welcoming environment for all.

As Alabama's largest non-governmental healthcare system, Infirmiry Health serves a vast Gulf Coast trade area, providing diverse medical services, including emergency care, surgery, cardiology, oncology, pediatrics, and obstetrics. Their highly qualified team ensures top-tier medical care and compassionate support.

Infirmiry Health's partnership with Cardio-Thoracic & Vascular Surgical Associates, P.C. further enhances their reputation. This esteemed group, with over 45 years of service, performs more than 2,000 major procedures annually, far outpacing competitors. The group's personal guarantee of the lease underscores their confidence in this relationship and their long-term commitment to excellence.

Designed with the community's needs in mind, Infirmiry Health offers state-of-the-art equipment and comfortable patient rooms, ensuring an optimal patient experience. This collaboration with Cardio-Thoracic & Vascular Surgical Associates, P.C. not only enhances the property's stability but also reinforces its investment appeal.

WEBSITE: <https://www.infirmiryhealth.org/>