MEDICAL SPACE FOR LEASE OR SALE

4902 Valleydale Road Birmingham, AL 35242

Lincoln

SIZE: 12,102 SF 7,740 SF MEDICAL 4,364 STORAGE/SHELL

PURCHASE PRICE: \$2,500,000

LEASE RATE: \$22.00/SF NNN



Spain Park High School

4902 VALLEYDALE ROAD

Valleydale Road 17,828 VPD

4.8/1000 parking ratio on finished space

> Monument and building signage

> > 107,748 population 5-mile radius

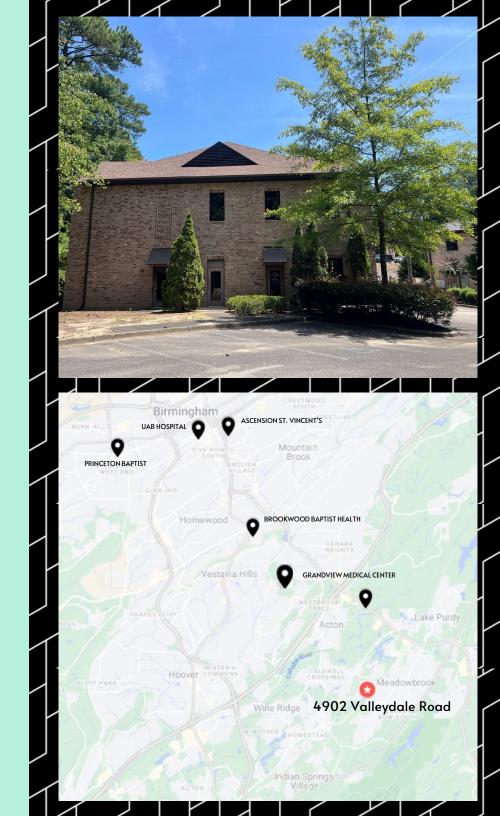
This former Brookwood Baptist primary care location is available for LEASE or SALE.

The property is located at 4902 Valleydale Road between Spain Park High School and Veterans Park and sees 17,828 vehicles per day.

The building features grade level access to both floors of the building offering a medical group maximum flexibility to utilize up to 12,102 SF of quality medical space at well below replacement cost.

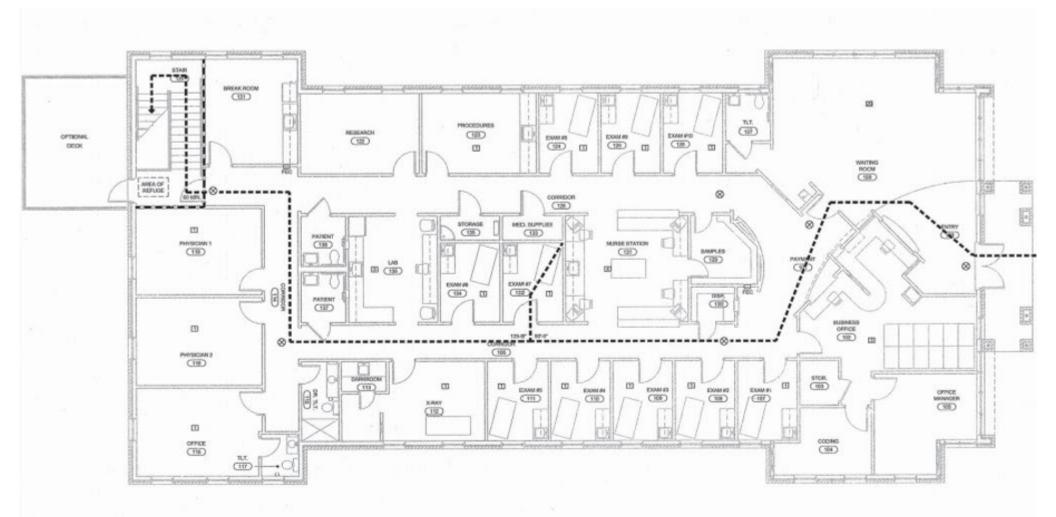
PROPERTY HIGHLIGHTS

- 12,102 SF
 - Upper-level medical: 6,051 SF
 - Lower-level medical: 1,688 SF
 - Lower-level storage/shell space: 4,363 SF
- 1.01 Acres
- Grade level access to both floors
- Former Brookwood Baptist primary care location
- Built in 2004
- 37 parking spaces (4.8/1000 ratio on currently finished)
- Excellent signage (building and monument)
- Valleydale Road frontage and excellent access
- Well below replacement cost



MAIN LEVEL: AS BUILT FLOOR PLAN

6,051 SF Medical Clinic Space



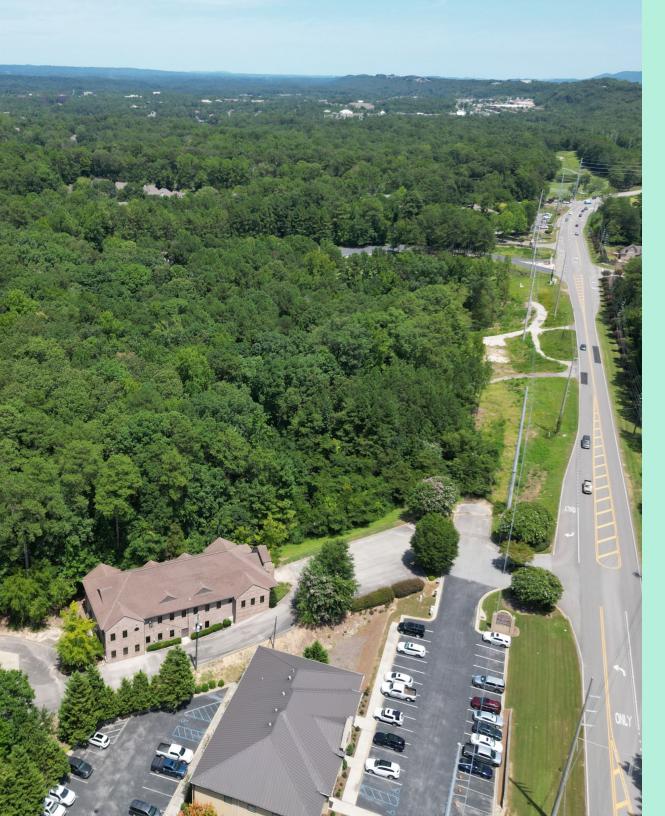
DEMOGRAPHICS AND HEALTH CARE SPENDING

	3 Mile	5 Mile	10 Mile	
Population	42,520	107,748	350,824	
Housing Units	18,060	45,867	147,677	
Average Household Income	\$145,556	\$147,217	\$137,022	
Annual Household Health Care Spending	\$9,435	\$9,570	\$8,959	
ANNUAL HOUSEHOLD SPENDING 5 miles				
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\$3,139 Apparel & Services	\$364 Computers & Hardware	\$5 _{Eat}	,189 ing Out	
\$9,346 Groceries		\$9,570 Health Care		
Forestale Birmington JEFFERSON Irondale				
Hopkins Pleasant Grove Faiffield Mountain Brook Homewood Besemer Besemer Hooler Hooler Chelses Harperville				
Réebuck Alabaster	SHELPT	Wilsonville	Childenburg	

HEALTH CARE AND INSURANCE (5 MILES)

5 miles Health Care Expenditure	Health Care (Consumer Spending)	Annu <mark>5 ^{miles}</mark> Expenditure	
\$6,205 Annual Health Insurance Expenditures	Blue Cross/Blue Shield	\$1,716.3	
	Medicare Payments	\$1,301.2	
	Physician Services	\$428.9	
	Dental Services	\$629.0	
S3,366 Medical Care	Eyecare Services	\$118.2	
	Lab Tests/X-rays	\$109.7	
	Hospital Room & Hospital Service	\$368.4	
	Convalescent/Nursing Home Care	\$50.4 5 miles	
Medicare: Population 65+	Health Insurance Coverage (AC Pop 19-34 Pop 35-64 VA Health Care 0.2 0.2	(S)	
5,108 Medicare Only	Medicaid Only 0.9 0.3		
3,902 Direct-Purch & Medicare	Medicare Only 0.1 0.5		
3,638 Employer & Medicare	Direct Purchase Ins		
463	Employer Health Ins	28.4	
Medicare & Medicaid	0% 4% 8% 12% 16% 20% 24% 28% 32% Percent		

Percent





FOR MORE INFORMATION CONTACT:

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