



# ORLANDO HEALTH MOB

801 20<sup>th</sup> Ave E, Jasper, AL 35501

OFFERING MEMORANDUM  
**Marcus & Millichap**



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# Offering Summary

Listing Price	Cap Rate	Price/SF
		
\$1,875,000	9.75%	\$145.34

## FINANCIAL

Listing Price	\$1,875,000
NOI	\$195,056
Cap Rate	10.40%
Price/SF	\$145.34

## OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	05/31/2028
Gross SF	12,900 SF
Rentable SF	12,900 SF
Lot Size	1.66 Acres (72,309 SF)
Year Built	1992



# ORLANDO HEALTH

801 20<sup>th</sup> Ave E, Jasper, AL 35504

## Investment Highlights

- **Corporate Guaranteed Lease**
- **Located in Jasper's primary commercial and healthcare corridor**
- **Limited competition for similar medical-use product in surrounding markets**
- **Operated by Orlando Health, a multi billion-dollar healthcare operator**
- **Roof replaced in 2025**
- **Ideal location next to Walmart and Walker County Health Department and less than ½ a mile from Baptist Health Walker Hospital**
- **Easy access from I-22 and U.S. 78 with strong visibility on 20th Ave East**
- **30+ year operating history at location**

## Investment Overview

This offering presents an opportunity to acquire a single tenant medical office property leased to Orlando Health, one of the Southeast's most prominent and financially secure not for profit healthcare systems. The property, located at 801 20th Avenue East in Jasper, Alabama, has operated as a family practice for more than 30 years and was recently acquired by Orlando Health as part of their regional expansion strategy.

The lease has three years remaining on the base term, which provides investors with a higher yield today and significant upside at renewal. Given the long operating history at the site, the brand-new roof replacement in 2025, and the property's strategic location in Jasper's retail and medical hub, renewal probability is considered very strong. Surrounding demand drivers include Walmart, Walker County Health Department, Baptist Health Walker Hospital, Harbor Chase of Jasper, and Lakewood Assisted Living of Jasper, all of which generate consistent patient traffic and reinforce the importance of this facility within the community.

Patients benefit from easy accessibility and abundant surface level parking, creating a more convenient experience than larger hospital campuses with structured parking. With minimal landlord obligations limited to roof and structure, and with the roof fully replaced in 2025, investors enjoy a secure income stream with limited capital exposure. Backed by Orlando Health's \$7.2 billion in annual revenue and AA Fitch credit rating, this property combines institutional credit, essential healthcare demand, and an irreplaceable location, making it a compelling investment with both near-term yield and long-term value creation potential.





ORLANDO HEALTH®

BAPTIST HEALTH Walker Hospital



Winn-Dixie



2,231 VPD

7,924 VPD

25,512 VPD



JIM NICK'S COMMUNITY BAR-B-Q








ALABAMA  
PUBLIC  
HEALTH

  
**HarborChase**  
Assisted Living • Memory Care

 **Lakewood Senior Living**  
Where Caring Comes First



# ORLANDO HEALTH®

Founded more than 100 years ago, Orlando Health is a private, not-for-profit healthcare organization with a long tradition of serving its many and varied communities across Florida, Puerto Rico and now into Alabama. With physicians in more than 105 specialties, the healthcare system attracts patients from across the state, region and nation.

The healthcare system encompasses award-winning hospitals, stand-alone emergency departments, behavioral health care, skilled nursing facilities, rehabilitation services and urgent care locations. Their network of primary care physicians and specialists extends from Florida to Alabama and Puerto Rico.

Orlando Health is nationally recognized for its pediatric and adult trauma programs as well as its high-performing community hospitals and specialty hospitals. Each year, Orlando delivers more than 20,000 babies across the system and care for the most fragile in one of the nation's largest neonatal intensive care units.

The most-advanced care is offered through our specialty institutes that connect clinical excellence, education and research programs in our core services. With a robust graduate medical education program that hosts more than 475 residents and fellows each academic year, Orlando Health continues its pioneering research that includes therapies for end-stage breast cancer, identifying biomarkers to detect traumatic brain injury and offering first-in-the-world expanded access for an experimental advanced melanoma treatment.

Last year, the healthcare system provided more than \$1.7 billion in total community impact in the form of charity care, community benefit programs and services, and community building activities.

With more than 3,500 beds in hospital and emergency room settings, Orlando Health serves the southeastern United States at locations from the Atlantic to Gulf coasts. More than 4,000 physicians in 100+ medical specialties have privileges across the Orlando Health system, which employs 29,000+ team members.



**4,000**  
DOCTORS



**3,500+**  
BEDS



**Orlando, FL**  
HEADQUARTERS



**375+**  
OUTPATIENT  
FACILITIES



**29,000**  
EMPLOYEES



**\$7.2 Billion**  
ANNUAL REVENUE



# Jasper, Alabama

Jasper is the county seat of Walker County and a key city in north-central Alabama. Located approximately 40 miles northwest of Birmingham, Jasper offers a strategic location that serves as a commercial and healthcare hub for the 65,000 residents of Walker County. With a population of over 14,000 residents and a broader service area drawing from the entire county, Jasper continues to benefit from steady demand for professional services, retail, and healthcare.

Jasper's economy is anchored by a strong healthcare presence, led by Walker Baptist Medical Center, a 267-bed acute care hospital that serves as a major employer and regional healthcare provider. The city has seen growth in ancillary medical services, including outpatient clinics, specialist practices, and urgent care centers. As a result, medical office real estate has become a vital and stable asset class in the local market, with increasing demand from private practices and institutional providers alike.

Jasper is easily accessible via U.S. Highway 78 and Interstate 22, providing a direct route to Birmingham and connections to regional transportation corridors.

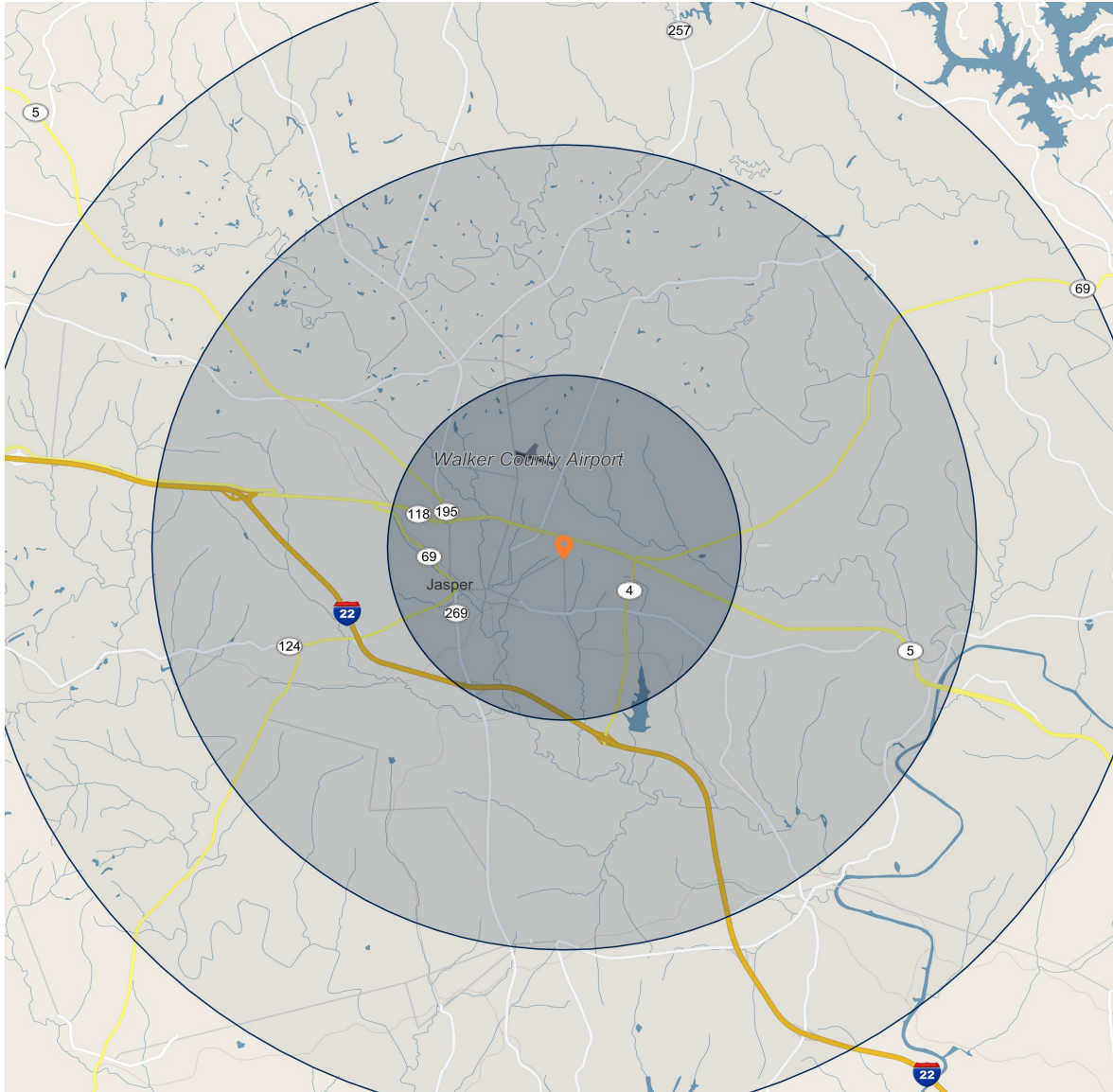
Jasper offers a strong quality of life with a close-knit community feel. In addition to healthcare services, residents benefit from excellent public safety and city services. Jasper's role as the economic and healthcare center for Walker County further elevates its importance as a service destination.

Driven by the presence of Walker Baptist and an aging regional population, the demand for medical office space in Jasper has remained consistent. New developments and build-to-suit opportunities have emerged around the hospital and along Highway 78, attracting both local practitioners and regional healthcare groups. Medical office users are drawn to the market for its lower operating costs, high patient volume, and strong referral networks tied to the hospital.

Jasper's future growth is closely tied to healthcare and professional services. With a stable employment base, affordable real estate, and a growing need for medical services, the city is well-positioned for continued medical office expansion. Planned infrastructure improvements and pro-business city leadership further support Jasper's outlook as a reliable market for long-term healthcare investment.



# DEMOGRAPHICS



## POPULATION

	3 Miles	7 Miles	10 Miles
2029 Projection	14,447	28,871	39,971
2024 Estimate	14,144	28,360	39,427
2020 Census	14,065	28,350	39,665
2010 Census	14,046	28,613	40,437

## HOUSEHOLD INCOME

Average	\$74,487	\$74,368	\$71,234
Median	\$57,599	\$58,163	\$56,419
Per Capita	\$30,980	\$30,762	\$29,636

## HOUSEHOLDS

2029 Projection	5,908	11,897	16,633
2024 Estimate	5,755	11,616	16,299
2020 Census	5,543	11,229	15,839
2010 Census	5,595	11,409	16,032

## HOUSING

Median Home Value	\$222,362	\$204,381	\$191,573
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## EMPLOYMENT

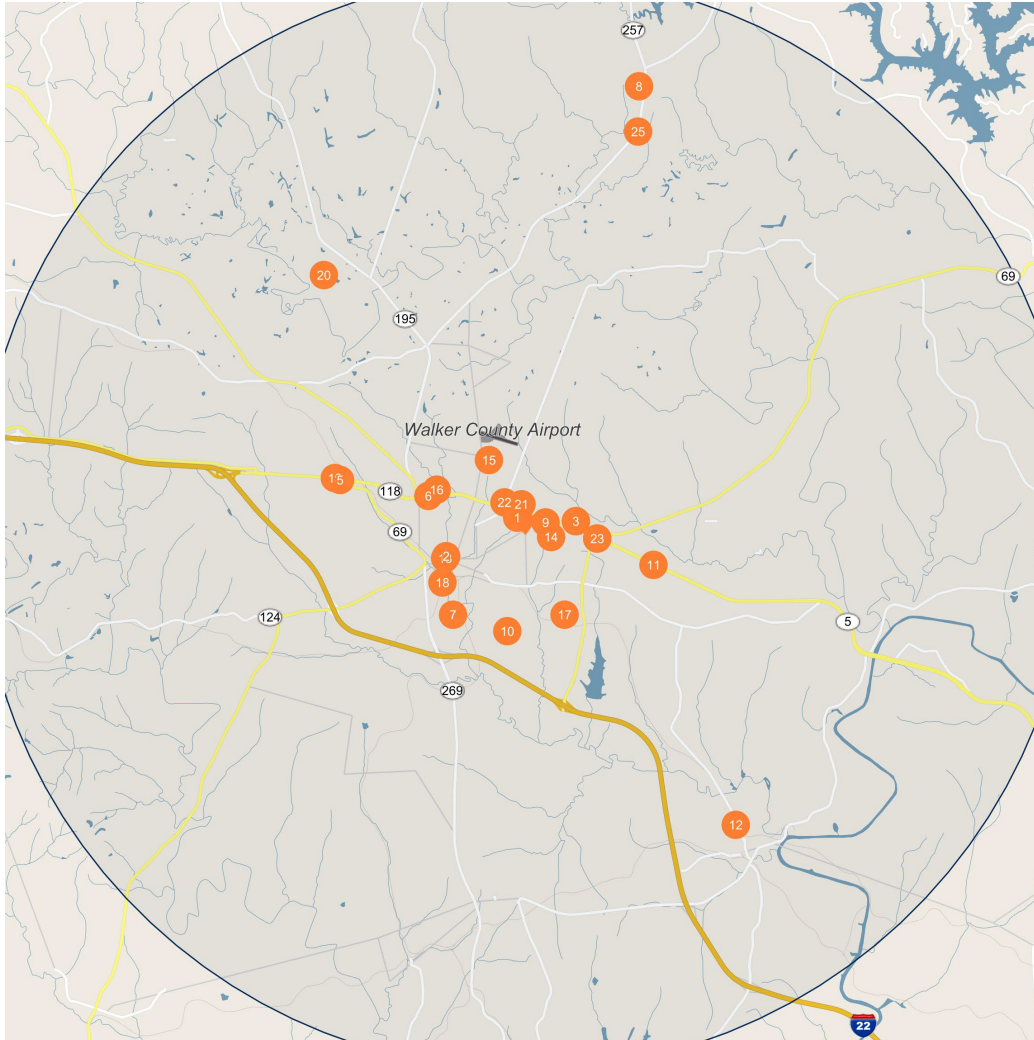
2024 Daytime Population	18,380	27,202	34,305
2024 Unemployment	1.02%	1.00%	1.16%
Average Time Traveled (Minutes)	26	29	30

## EDUCATIONAL ATTAINMENT

High School Graduate (12)	1.25%	1.76%	1.76%
Some College (13-15)	37.40%	39.91%	41.68%
Associate Degree Only	15.78%	15.26%	14.46%
Bachelor's Degree Only	10.91%	10.04%	10.32%
Graduate Degree	22.01%	19.36%	17.62%



# MAJOR EMPLOYERS



Major Employers		Employees
1	Walmart Inc-Walmart	928
2	Hon Company LLC-Hon Doug Farris	709
3	Walker Regional Medical Center-Walker Baptist Medical	650
4	Baptist Health System Inc	617
5	Alabama Power Company	607
6	Bfw Liquidation LLC-Food Fair 31	455
7	Marshall Durbin Food Corp	418
8	Walker County Board Education	365
9	Bi-Lo Holdings Foundation Inc-Winn Dixie 484	301
10	Yorozu Automotive Alabama Inc	300
11	Morris Petroleum Inc-Citgo	238
12	Nhs Management LLC-Cordova Health Center	194
13	County of Walker-Walker County Commission	190
14	Baptist Health System Inc	173
15	Ridgeview Health Care Ctr Inc-Ridgeview Health Services	165
16	Ridgewood Health Care Center	150



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