



retail specialists

Your Retail Real Estate Experts

# Former Fresenius - Anniston, AL

2017 Quintard Avenue

Anniston, AL 36201



## FOR SALE/LEASE

### Property Highlights

- Retail/Medical Office space in excellent condition for Medical Office user available for sale or lease
- 50+ parking spaces on site
- Excellent visibility and 2 points of access
- Waiting/reception area, private restrooms, and multiple office/conference rooms
- 35,000+ VPD's along Quintard Ave
- In close proximity of The Regional Medical Center and Stringfellow Memorial Hospital



SQ FT  
7,448



TRAFFIC  
38,471 VPD



ACCESS  
Quintard Ave.

### Demographics

	3 mile	5 mile	10 mile
Population	21,063	42,211	88,324
Households	8,800	17,910	35,947
Daytime Pop	27,926	50,562	90,087
Med HH Income	\$39,668	\$47,084	\$57,033

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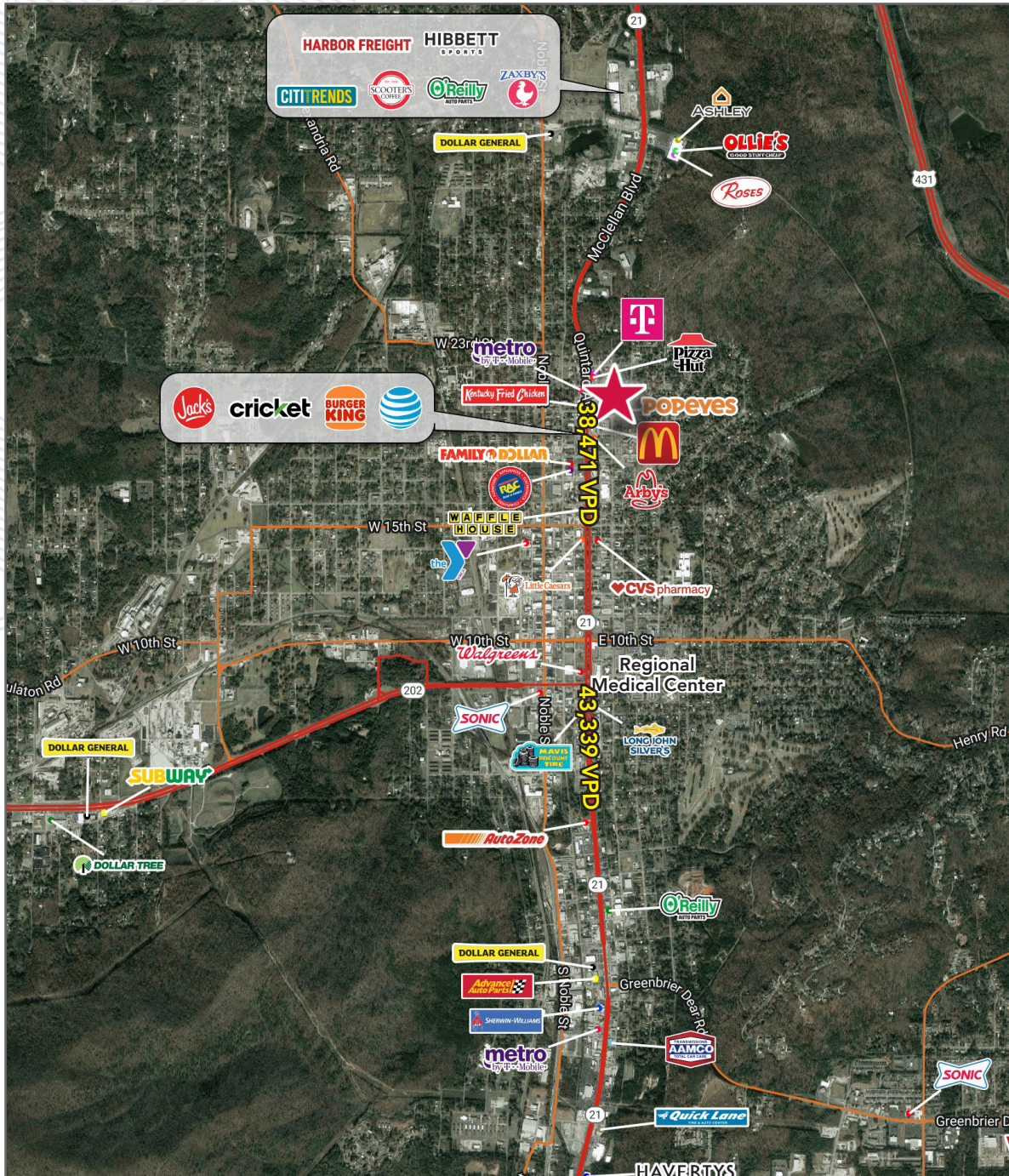


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## Market Aerial



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## Exterior Photos



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## Interior Photos



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