

MEDICAL OFFICE FOR SALE

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County



7,000 +/- SF building on 1.19 +/- acres | PRICE: \$495,000

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County

- ♦ 7,000+,- SF Building on 1.19 Acre Lot.
- ♦ First class Medical Buildout
- ♦ Abundant, Easy Parking.
- ♦ One level.
- ♦ Built 1970. Remodeled 2019.
- ♦ Ideal for one or more medical practitioners.
- ♦ Easy access from AL-11 and I-20.
- ♦ Medical Campus to be revitalized.
- ♦ Former UAB Imaging Center and Birmingham Oncology.
- ♦ Well maintained building.
- ♦ Power available for MRI, Cat Scan
- ♦ Be a part of the redevelopment of this long standing medical community.



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

EXTERIOR PHOTOS

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

AERIAL PHOTO

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

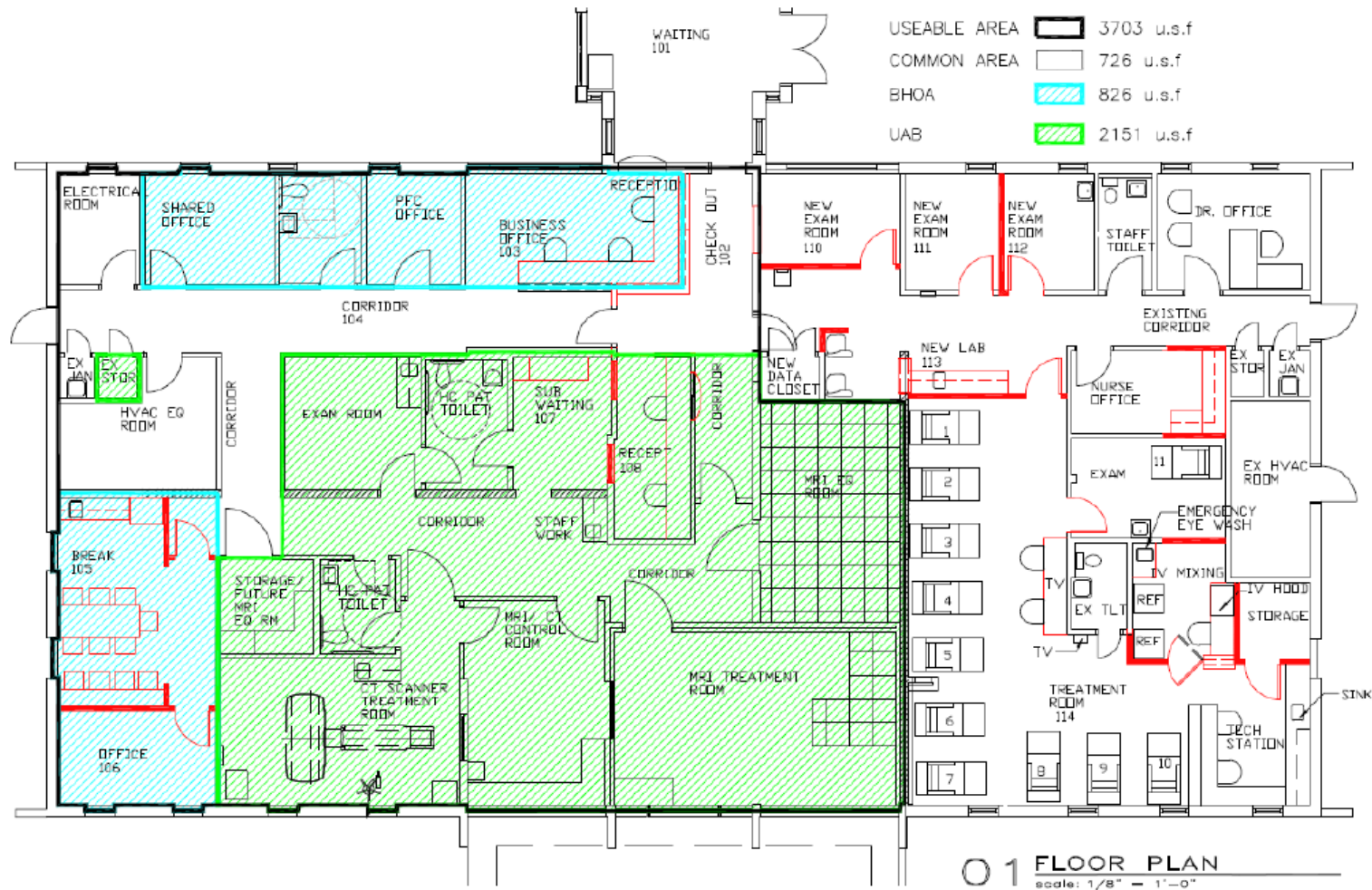
MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial
Investment Real Estate
  LoopNet™  CREXi

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

FLOOR PLAN

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County



RENOVATIONS FOR ALABAMA ONCOLOGY

9-28-16

737 Memorial Drive
 Bessemer, Alabama
 SCALE: 1/8"=1'-0"



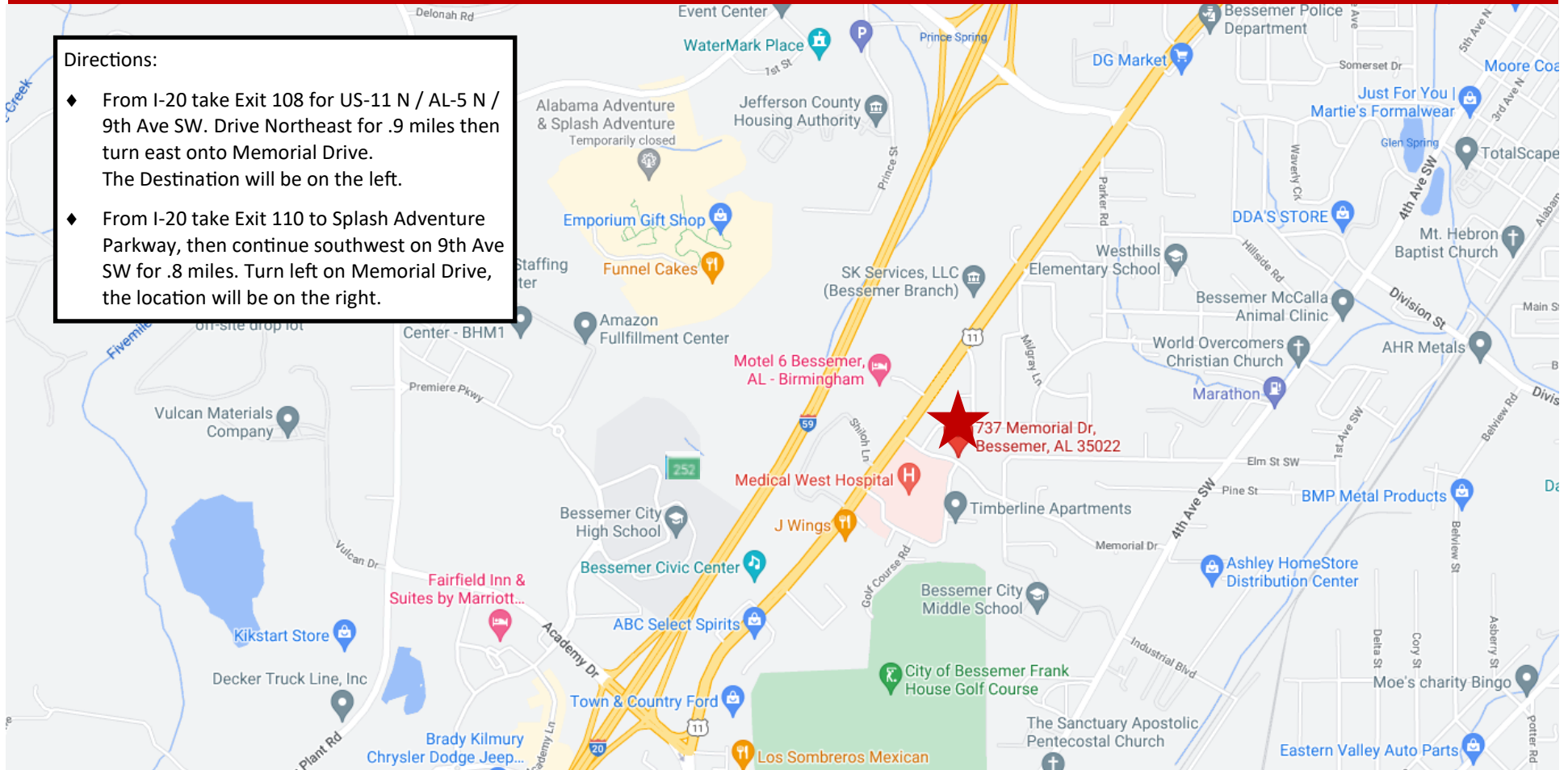
Elizabeth Wilson Designs
 205.821.3700
 elizabeth@ewilsondesigns.com

LOCATION MAP

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County

Directions:

- ♦ From I-20 take Exit 108 for US-11 N / AL-5 N / 9th Ave SW. Drive Northeast for .9 miles then turn east onto Memorial Drive. The Destination will be on the left.
- ♦ From I-20 take Exit 110 to Splash Adventure Parkway, then continue southwest on 9th Ave SW for .8 miles. Turn left on Memorial Drive, the location will be on the right.



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate

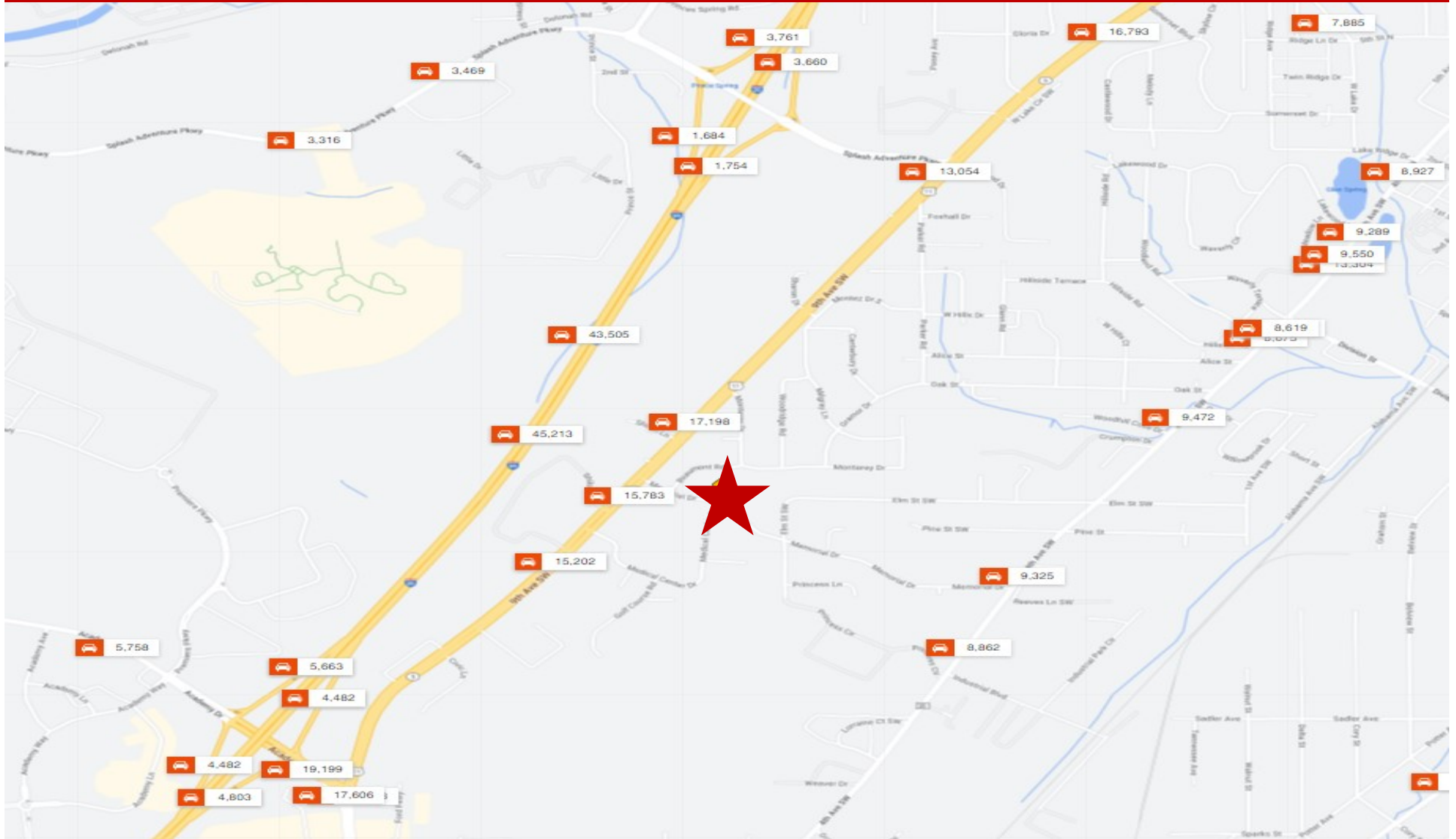


LoopNet™ CREXi

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

TRAFFIC COUNTS

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County



DEMOGRAPHICS

737 Memorial Drive ♦ Bessemer, AL ♦ 35022 ♦ Jefferson County

Population	2 mile	5 mile	10 mile
2010 Population	12,058	47,469	185,916
2022 Population	11,804	46,516	188,184
2027 Population Projection	11,698	46,105	188,491
Annual Growth 2010-2022	-0.2%	-0.2%	0.1%
Annual Growth 2022-2027	-0.2%	-0.2%	0%
Median Age	38.1	38.9	39.2
Bachelor's Degree or Higher	18%	19%	30%
U.S. Armed Forces	0	15	169

Population By Race	2 mile	5 mile	10 mile
White	3,507	19,270	90,917
Black	8,099	26,265	89,914
American Indian/Alaskan Native	43	188	547
Asian	29	278	4,428
Hawaiian & Pacific Islander	0	4	33
Two or More Races	126	511	2,344
Hispanic Origin	469	1,944	5,084

Housing	2 mile	5 mile	10 mile
Median Home Value	\$131,254	\$129,886	\$181,685
Median Year Built	1970	1967	1974

Households	2 mile	5 mile	10 mile
2010 Households	4,737	18,605	71,832
2022 Households	4,650	18,207	72,361
2027 Household Projection	4,612	18,044	72,393
Annual Growth 2010-2022	0.1%	0.1%	0.3%
Annual Growth 2022-2027	-0.2%	-0.2%	0%
Owner Occupied Households	2,978	12,567	53,713
Renter Occupied Households	1,634	5,476	18,680
Avg Household Size	2.5	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$117.4M	\$475.2M	\$2.2B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$57,613	\$59,522	\$80,169
Median Household Income	\$44,567	\$44,970	\$57,686
< \$25,000	1,442	5,352	15,132
\$25,000 - 50,000	1,162	4,505	16,563
\$50,000 - 75,000	774	3,422	12,787
\$75,000 - 100,000	502	1,715	6,836
\$100,000 - 125,000	376	1,548	7,103
\$125,000 - 150,000	138	582	4,562
\$150,000 - 200,000	207	772	5,417
\$200,000+	46	311	3,962