

1603 DECATUR HIGHWAY

Gardendale, AL 35071



OFFERING SUMMARY

Available SF:	3,682 SF
Lease Rate:	\$18.00 SF/yr (Full Service)
Building Size:	9,270 SF

PROPERTY OVERVIEW

This dental suite is move in ready. The rental rate is below market rate and a absolute steal for a dental business. This suite has direct access and visibility on Hwy 31 in Gardendale. Parking lot has been recently repaved and the building is in excellent condition.

ROBERT CROOK

205.908.3760
rc@ironvestpartners.com

Information deemed reliable but not guaranteed.

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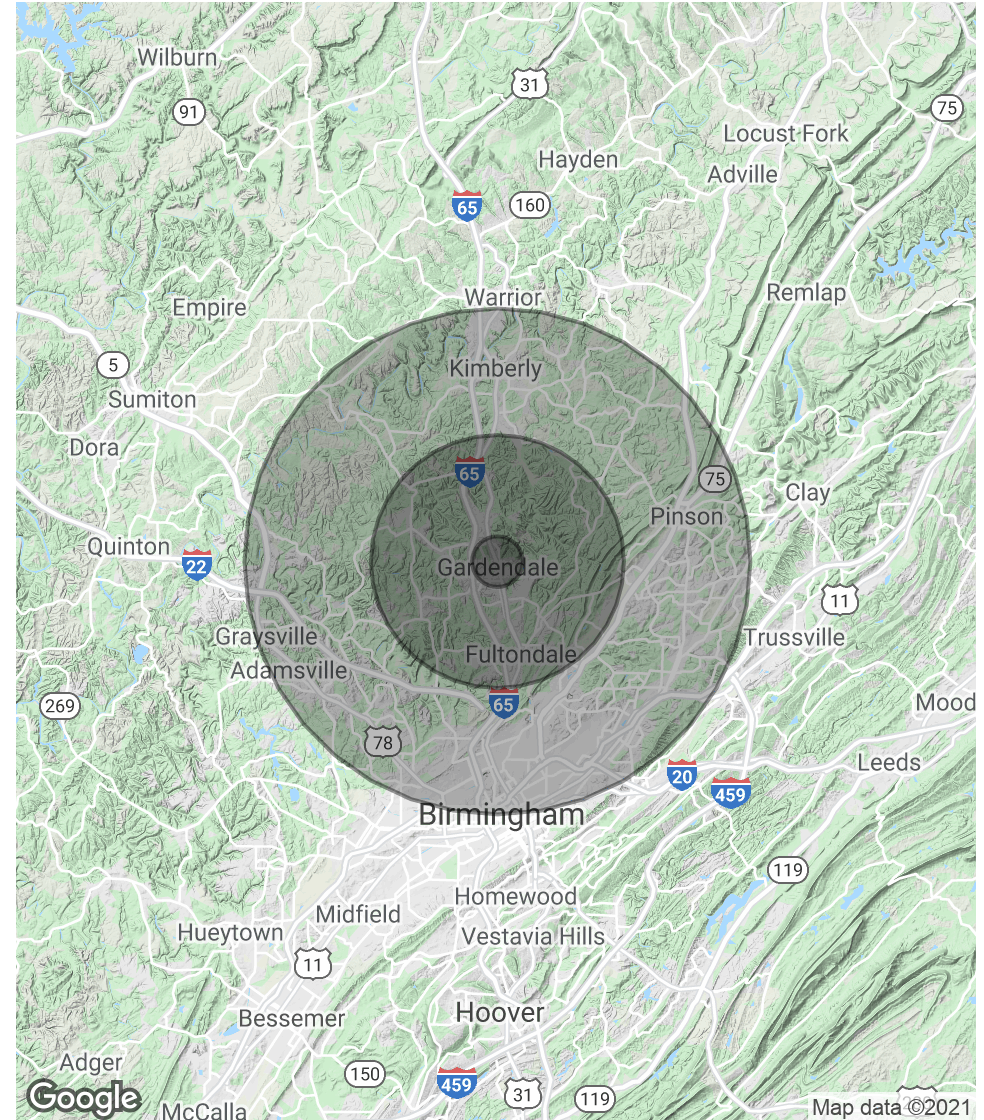
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,879	30,463	189,477
Average age	41.2	40.9	36.8
Average age (Male)	37.9	37.7	34.4
Average age (Female)	44.4	44.2	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	783	12,622	73,434
# of persons per HH	2.4	2.4	2.6
Average HH income	\$67,707	\$63,530	\$48,909
Average house value	\$189,950	\$164,829	\$130,971

* Demographic data derived from 2010 US Census



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