



MEDICAL OFFICE SUITES

2506 DANVILLE RD SW, DECATUR, AL 35603



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	12
DEMOGRAPHICS	16
TRAFFIC DATA	20
ADVISOR BIOS	23

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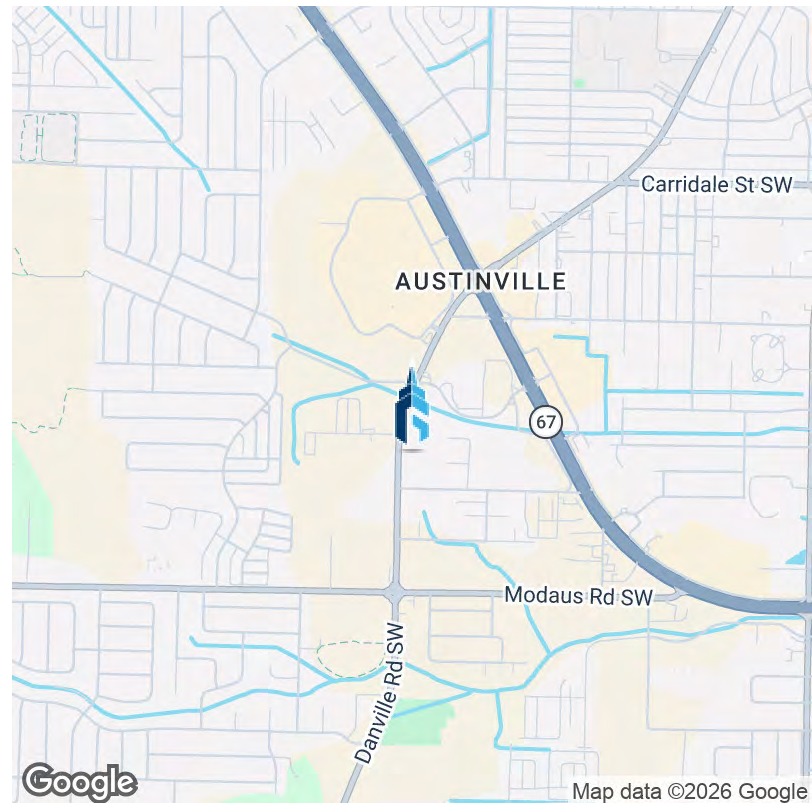
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OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (Gross; NNN)
Building Size:	11,740 SF
Available SF:	2,100 - 4,486 SF
Lot Size:	172,010 SF
Number of Units:	11
Year Built:	2000
Zoning:	B-2
Market:	Decatur
Submarket:	Southwest

PROPERTY OVERVIEW

Discover an exceptional opportunity at this impressive property in Decatur, AL. Boasting modern architecture and versatile spaces, this prime location offers ample parking, high visibility, and easy access to major transportation routes. With customizable floor plans, state-of-the-art amenities, and professional property management, this space is ideal for businesses seeking a dynamic and adaptable environment. Whether you're a growing startup or an established enterprise, the property provides the perfect canvas for cultivating productivity and success. Elevate your business in this sought-after location, where convenience, functionality, and professional appeal converge seamlessly.

PROPERTY HIGHLIGHTS

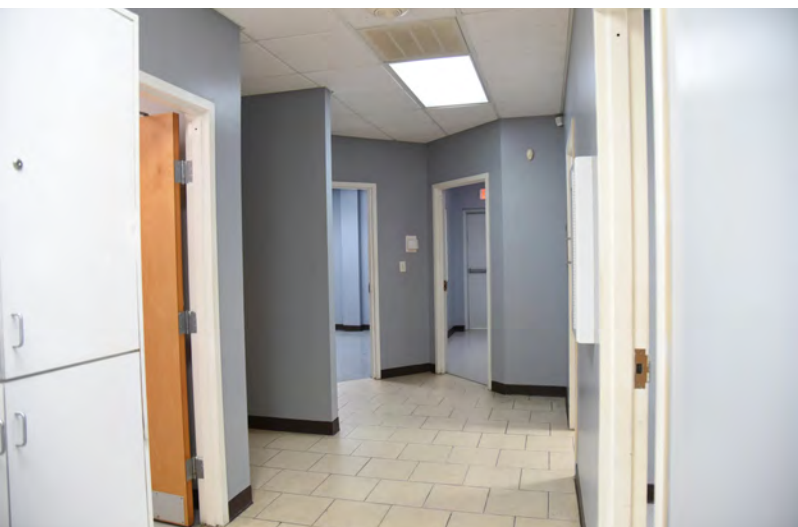
- Ample parking
- High visibility
- Easy access to major transportation routes
- Dynamic and adaptable environment
- Convenience, functionality, and professional appeal



PROPERTY INFORMATION

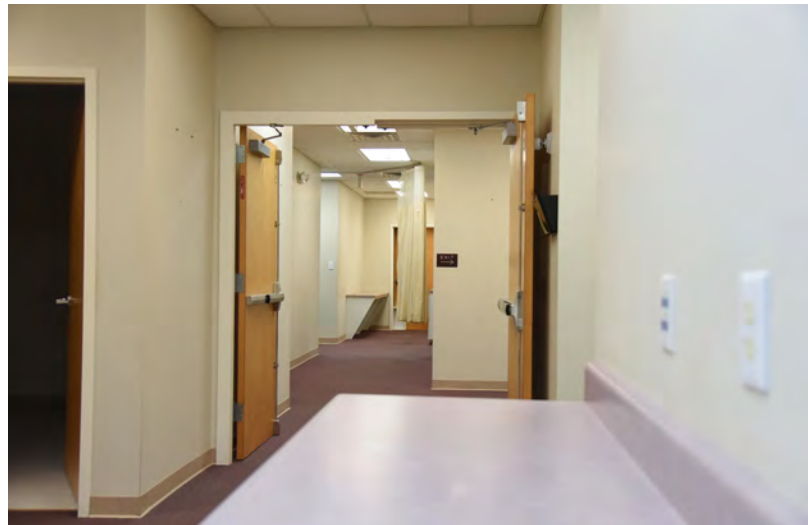
2506 Danville Rd SW, Decatur, AL 35603

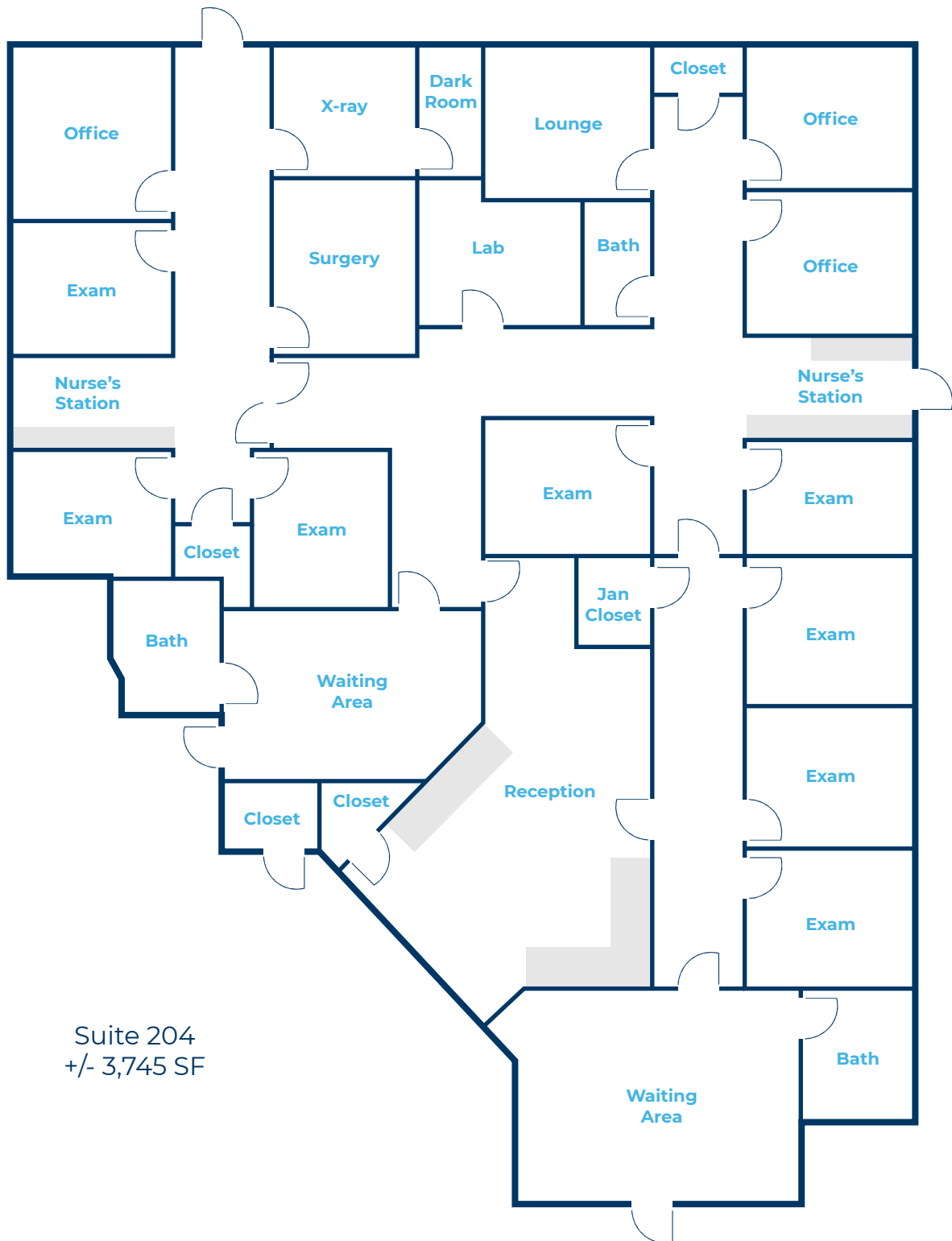






The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.





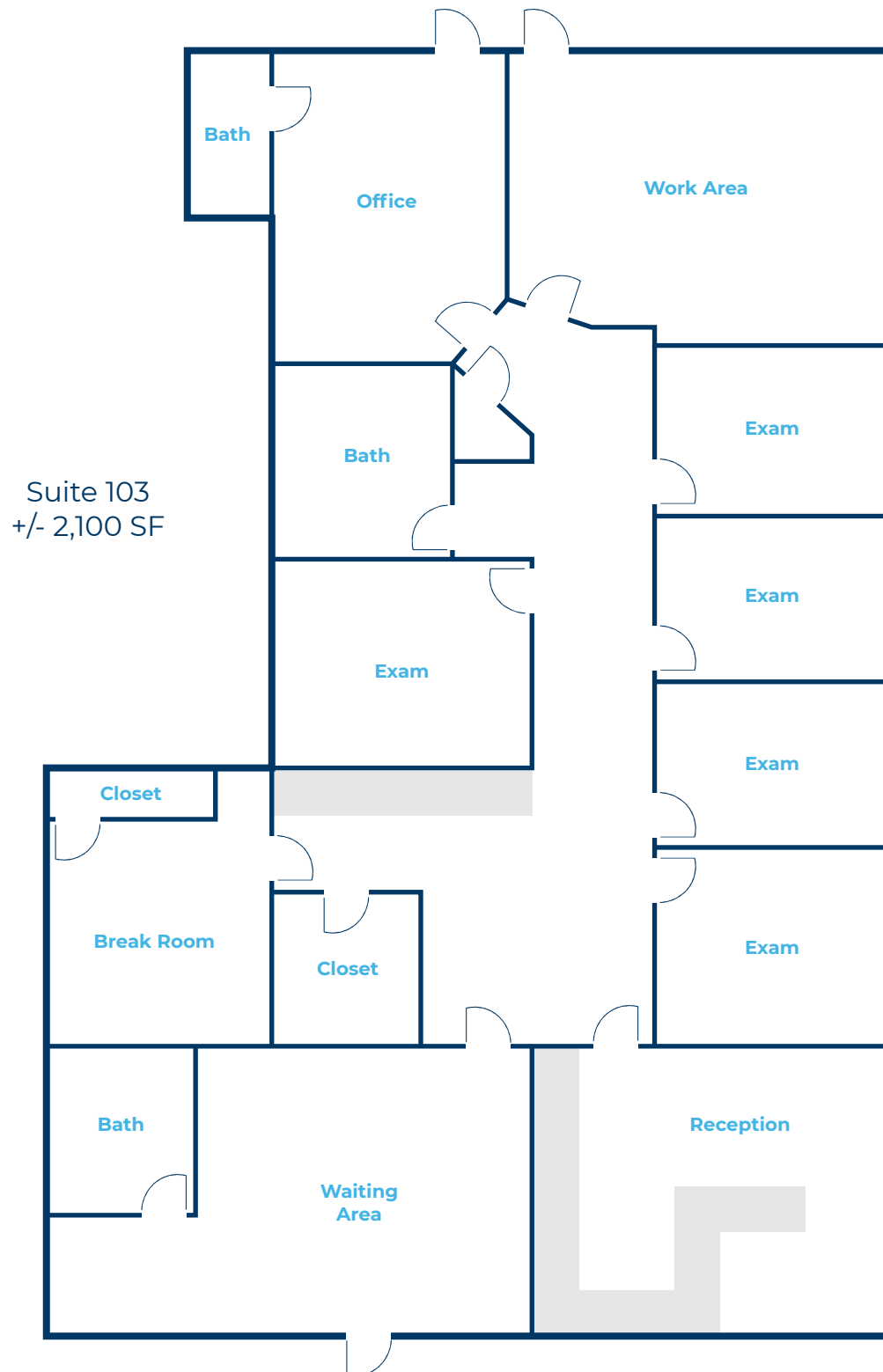
Suite 204
+/- 3,745 SF

Danville Rd SW

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.

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Danville Rd SW

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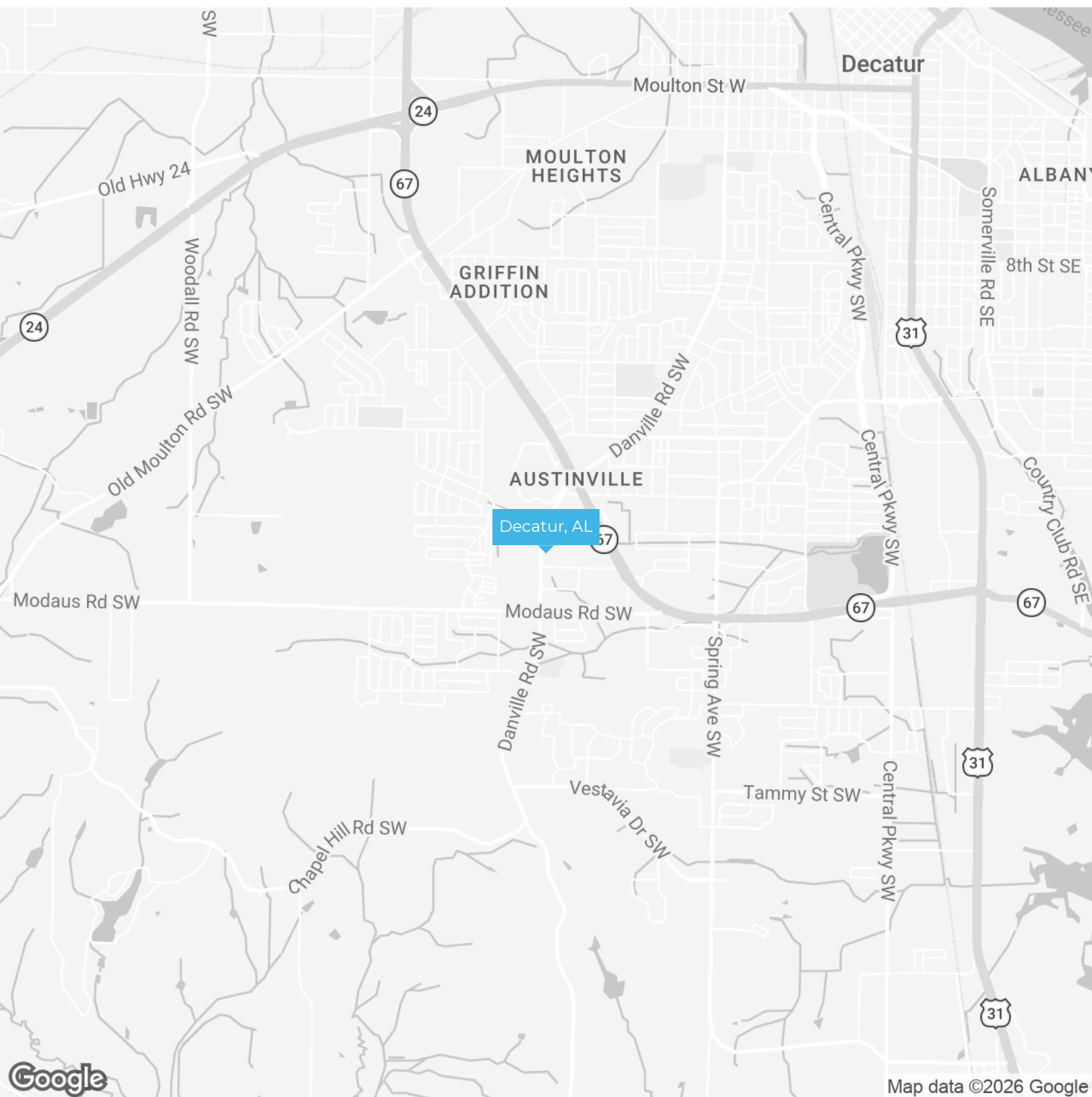


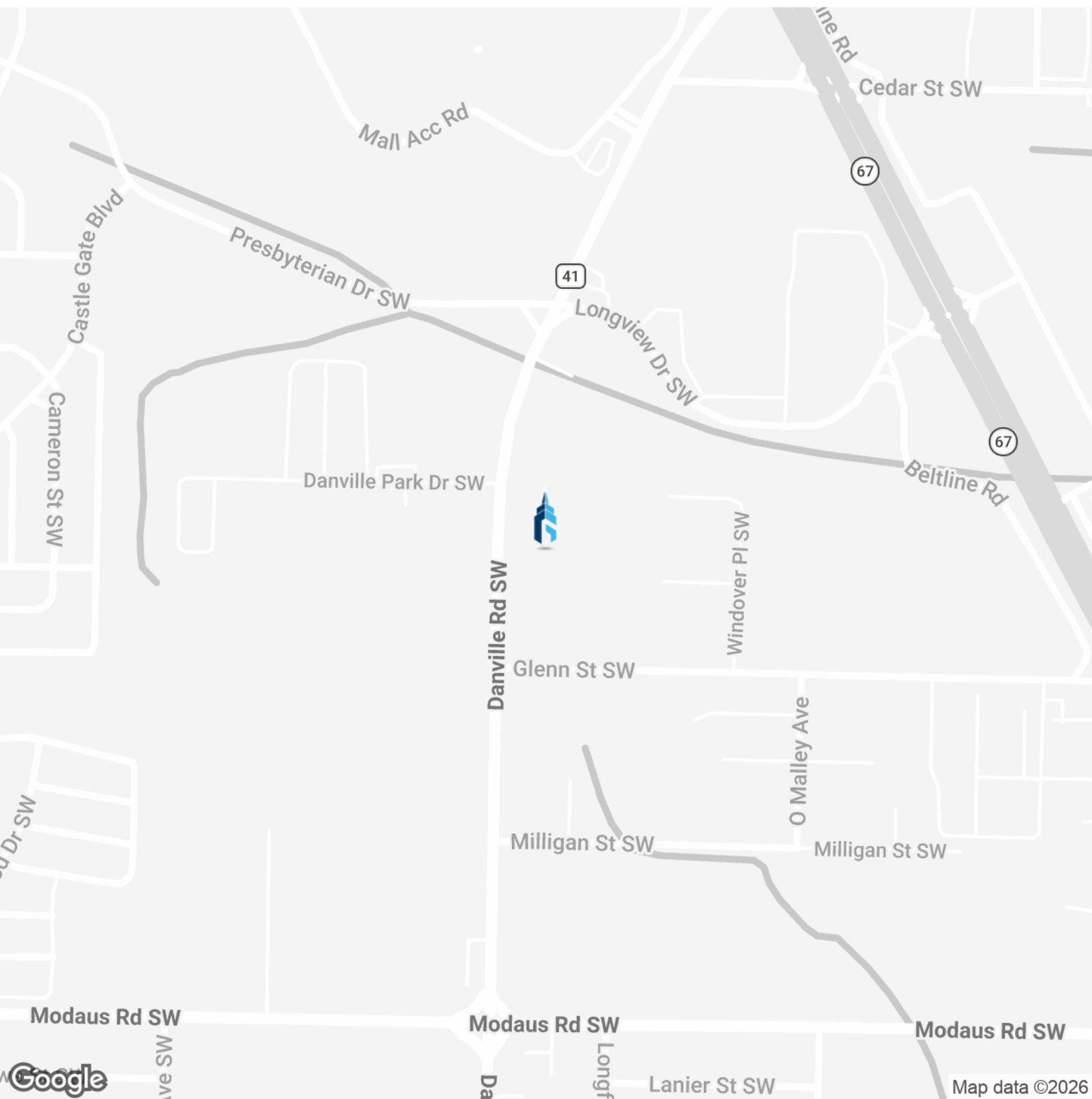
LOCATION INFORMATION

2506 Danville Rd SW, Decatur, AL 35603

RETAILER MAP



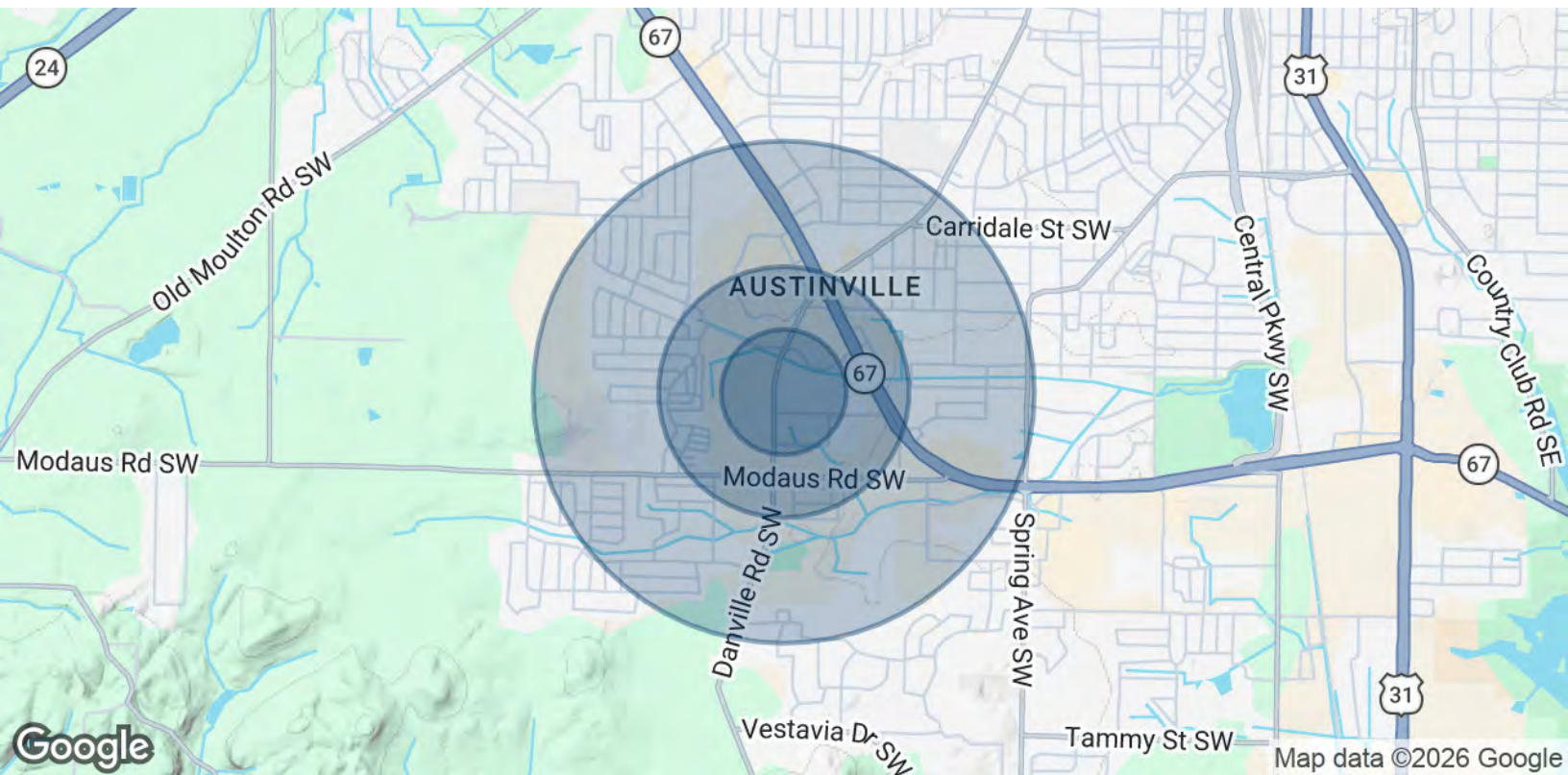






DEMOGRAPHICS

2506 Danville Rd SW, Decatur, AL 35603



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	201	1,153	6,510
Average Age	39.3	40.3	41.9
Average Age (Male)	36.6	35.4	37.1
Average Age (Female)	42.3	42.5	43.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	102	534	2,826
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$62,733	\$67,287	\$73,911
Average House Value	\$194,695	\$182,569	\$183,964

2023 American Community Survey (ACS)

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	8,130	40,972	60,327
2020 Population	8,622	42,328	61,762
2025 Population	8,652	42,517	61,843
2030 Population	8,648	42,518	61,939
2010-2020 Annual Rate	0.59%	0.33%	0.24%
2020-2025 Annual Rate	0.07%	0.08%	0.02%
2025-2030 Annual Rate	-0.01%	0.00%	0.03%

Age			
2025 Median Age	40.9	39.0	39.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	55.4%	51.1%	54.8%
Black Alone	25.2%	25.7%	23.2%
American Indian Alone	0.7%	0.8%	0.8%
Asian Alone	1.3%	1.0%	0.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.0%	12.9%	12.0%
Two or More Races	8.4%	8.4%	8.2%
Hispanic Origin	14.1%	19.3%	17.9%
Diversity Index	70.8	75.8	73.5

Households			
2010 Total Households	3,586	16,585	24,059
2020 Total Households	3,769	17,402	25,014
2025 Total Households	3,865	17,968	25,830
2030 Total Households	3,926	18,277	26,298
2010-2020 Annual Rate	0.50%	0.48%	0.39%
2020-2025 Annual Rate	0.48%	0.61%	0.61%
2025-2030 Annual Rate	0.31%	0.34%	0.36%
2025 Average Household Size	2.19	2.32	2.33
Wealth Index	61	66	70

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	18.5%	18.9%	19.5%
Median Household Income			
2025 Median Household Income	US\$68,827	US\$65,107	US\$67,843
2030 Median Household Income	US\$77,745	US\$74,252	US\$76,940
2025-2030 Annual Rate	2.47%	2.66%	2.55%
Average Household Income			
2025 Average Household Income	US\$84,979	US\$84,104	US\$86,639
2030 Average Household Income	US\$93,178	US\$90,991	US\$93,968
Per Capita Income			
2025 Per Capita Income	US\$37,540	US\$35,325	US\$36,325
2030 Per Capita Income	US\$41,831	US\$38,860	US\$40,030
2025-2030 Annual Rate	2.19%	1.93%	1.96%
Income Equality			
2025 Gini Index	41.0	43.2	43.5
Socioeconomic Status			
2025 Socioeconomic Status Index	48.8	44.0	45.2
Housing Unit Summary			
Housing Affordability Index	129	125	121
2010 Total Housing Units	3,873	17,936	26,167
2010 Owner Occupied Hus (%)	58.6%	61.2%	62.9%
2010 Renter Occupied Hus (%)	41.4%	38.8%	37.1%
2010 Vacant Housing Units (%)	7.4%	7.5%	8.1%
2020 Housing Units	4,027	18,558	26,970
2020 Owner Occupied HUs (%)	56.8%	57.8%	60.0%
2020 Renter Occupied HUs (%)	43.2%	42.2%	40.0%
Vacant Housing Units	6.2%	6.4%	7.3%
2025 Housing Units	4,108	18,971	27,572
Owner Occupied Housing Units	57.7%	58.7%	60.9%
Renter Occupied Housing Units	42.3%	41.3%	39.1%
Vacant Housing Units	5.9%	5.3%	6.3%
2030 Total Housing Units	4,159	19,255	28,001
2030 Owner Occupied Housing Units	2,284	10,853	16,158
2030 Renter Occupied Housing Units	1,642	7,424	10,140
2030 Vacant Housing Units	233	978	1,703



TRAFFIC DATA

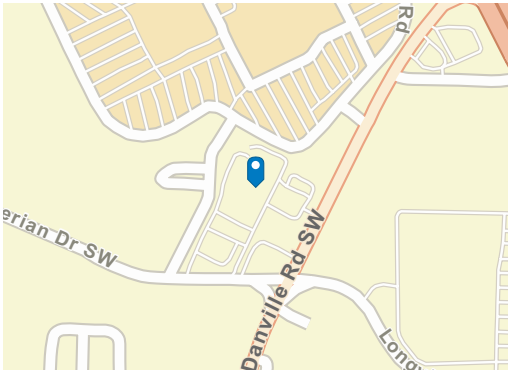
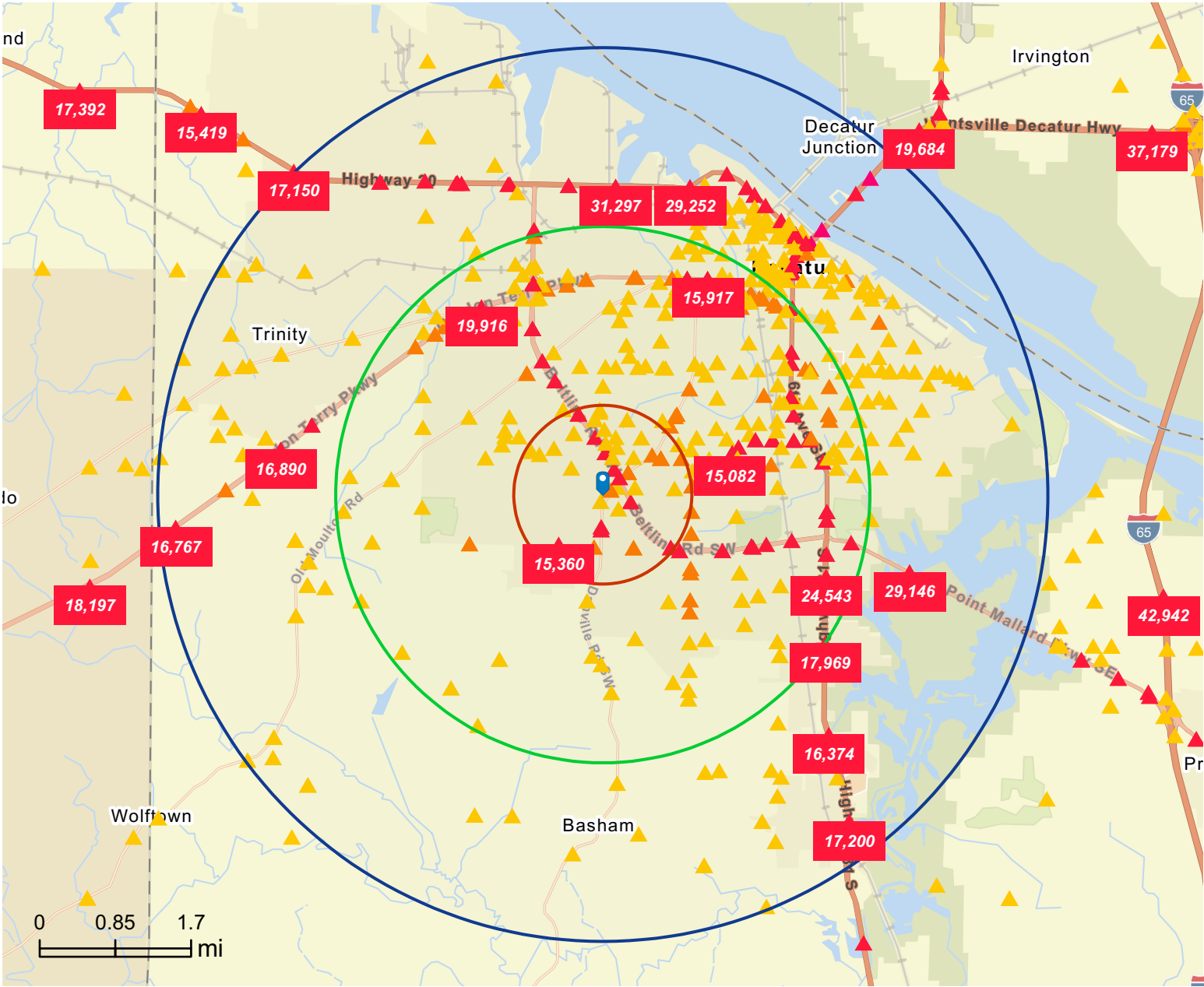
2506 Danville Rd SW, Decatur, AL 35603

Traffic Count Map

2305 Danville Rd SW, Decatur, Alabama, 35603

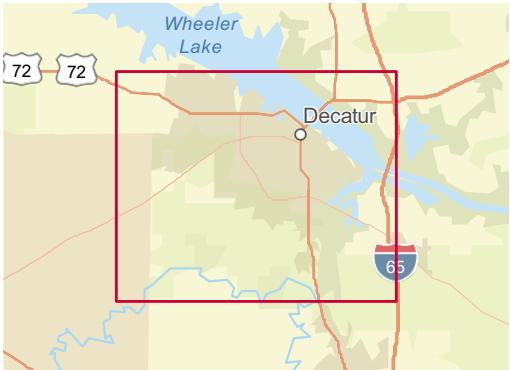


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

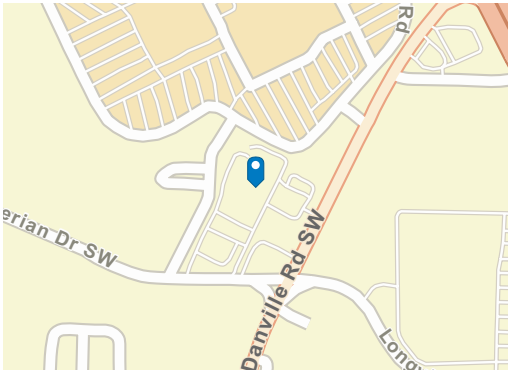


Traffic Count Map - Close Up

2305 Danville Rd SW, Decatur, Alabama, 35603

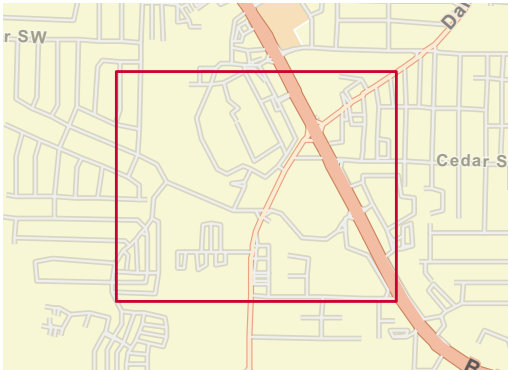


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

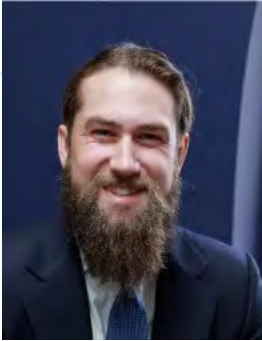
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





ADVISOR BIO

2506 Danville Rd SW, Decatur, AL 35603

**TILLMAN HURST****Commercial Agent**

thurst@gatewaycommercial.net

Direct: **256.355.0721**

AL #000163336-0

PROFESSIONAL BACKGROUND

After growing up in Decatur, Alabama, I first gained robust real estate experience in a thriving East Texas real estate market and am thrilled to bring that expertise back to my hometown and other booming markets of North Alabama. With experience across a wide range of real estate asset classes, I strive to be a valuable ally and trusted advisor for each one of my clients and to provide guidance through acquisition, property management, and disposition of North Alabama investment property. I am particularly well acquainted with multi-family assets and have experience personally investing in and managing multi-family properties, NNN lease commercial assets, and short-term residential rentals. Analytical and skilled in negotiations, I possess the knowledge to help guide you through your next transaction or property management needs.

EDUCATION

I hold a Master of Business Administration with a concentration in Finance, and as a passionate outdoorsman, love few things more than spearfishing in the Gulf of Mexico or a crisp, winter morning in the duck marsh with my trusty Chesapeake Bay Retriever, Reuben.

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