



MEDICAL ARTS SPECIALTY CENTER

1304 13th Ave SE
Decatur, Alabama

PRESENTED BY

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MEDICAL ARTS SPECIALTY CTR

1304 13th Ave SE | Decatur, Alabama

Office/Retail Space



PROPERTY OVERVIEW

The Medical Arts Specialty Center consists of three buildings of approximately 30,313 sf. This property sits on approximately 2.7869 acres of land. The buildings have a covered interior courtyard area. The neighborhood surrounding this property is a medical district. This area is described as a medical district with the heart of this district being the Decatur Morgan Hospital, which is in the northeast corner of the intersection of 8th Street and Somerville Road. The general development trend in the area is towards medical use, with numerous doctor's offices and pharmacies having developed in the neighborhood.

DEMOGRAPHICS

POPULATION

1 Mile	6,154
3 Mile	33,017
5 Mile	77,276

HOUSEHOLDS

1 Mile	2,189
3 Mile	12,539
5 Mile	31,699

HOUSEHOLD INCOME

1 Mile	\$171,568 (AVG)
3 Mile	\$149,533 (AVG)
5 Mile	\$144,066 (AVG)

DAILY TRAFFIC COUNTS

I-565	41,890 AADT
County Line Rd	18,081 AADT
Co Line Rd/Palmer	3,470 AADT



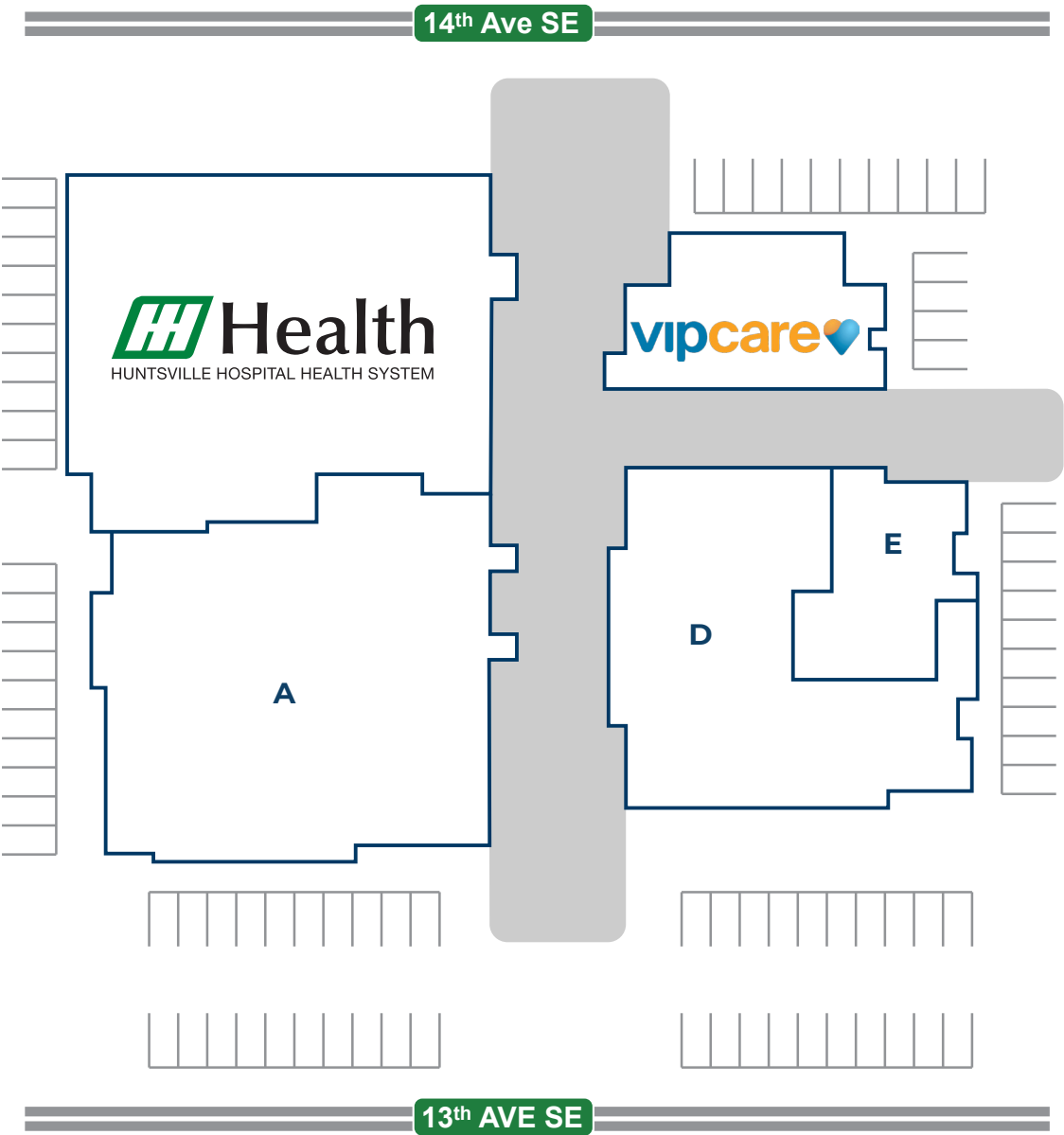
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■ AVAILABLE SPACE

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.

A	FAMILY HEALTH CARE CLINIC	9,866 SF
B	HH HEALTH SYSTEMS	10,243 SF
C	VIPCARE	2,300 SF
D	RIVERSIDE PEDIATRICS	4,324 SF
E	SLEEP CENTERS OF NORTH AL	1,765 SF



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