



OFFICE BUILDING FOR LEASE

JORDAN CENTER

1200 Jordan Lane, Huntsville, AL 35816



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

1200 JORDAN LANE, HUNTSVILLE, AL 35816

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,400 - 1,420 SF
Lease Rate:	\$12.93 - 12.99 SF/yr (MG)
Lot Size:	1.5 Acres
Year Built:	1986
Building Size:	14,000 SF
Zoning:	LI
Traffic Count:	27,000

PROPERTY OVERVIEW

There is only one office space available in this center. Nice size suite in the corner. Price includes CAM for utilities, etc.

LOCATION OVERVIEW

This office complex is located on highly visible Hwy 53 (Jordan Lane) and less than half a mile to University Drive. There is a good mix of business in the center and signage is available.



PRESENTED BY:

TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

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AVAILABLE SPACES

LEASE TYPE | MG

TOTAL SPACE | 1,400 - 1,420 SF

LEASE TERM | Negotiable

LEASE RATE | \$12.93 - \$12.99 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	1,420 SF	Modified Gross	\$12.93 SF/yr	Base rent is \$1530 and CAM is \$45 for a total of \$1575.
Suite 7	1,400 SF	Modified Gross	\$12.99 SF/yr	Base rent is \$1515 and CAM is \$45 for a total of \$1560.



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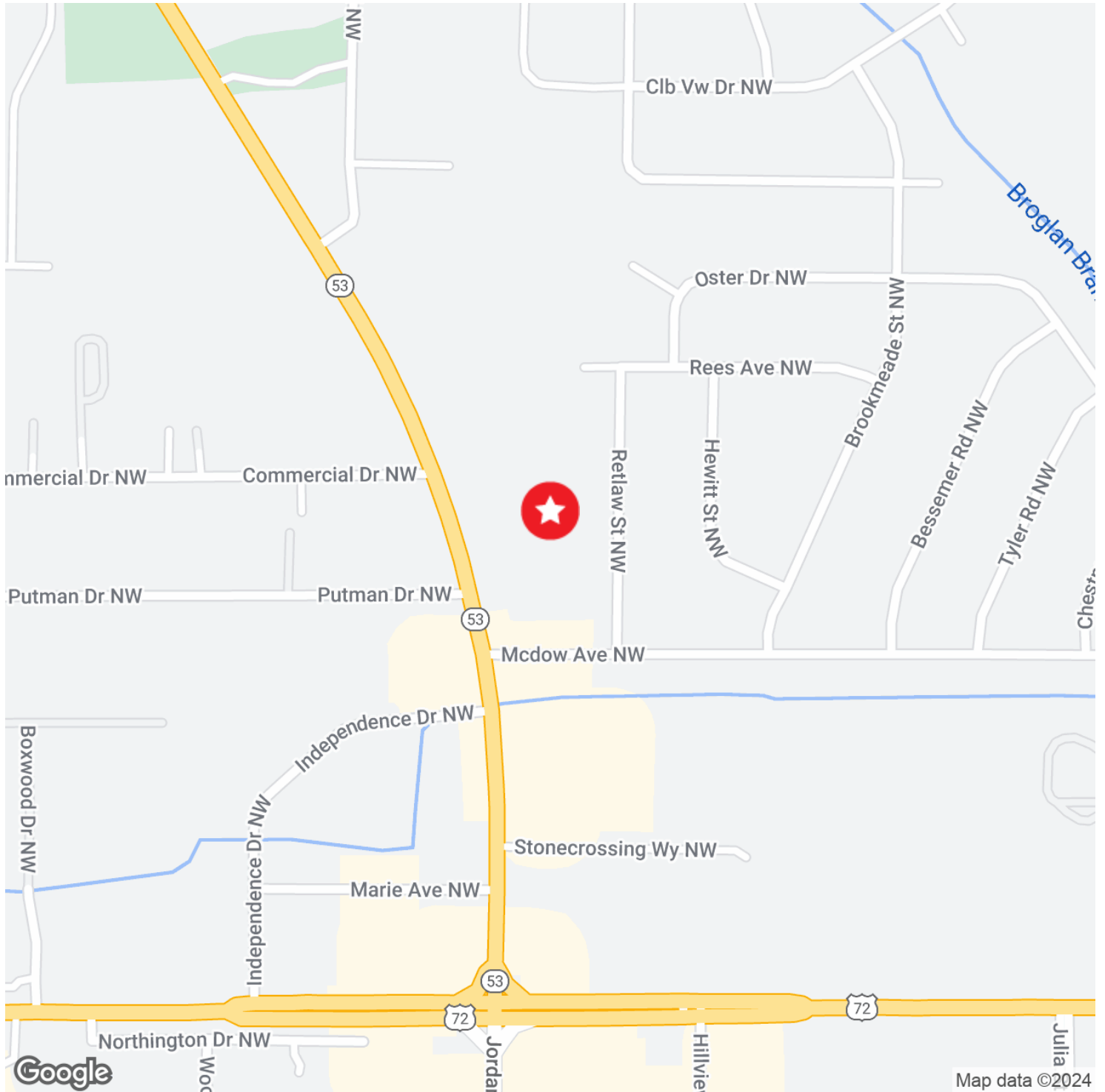
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LOCATION MAPS



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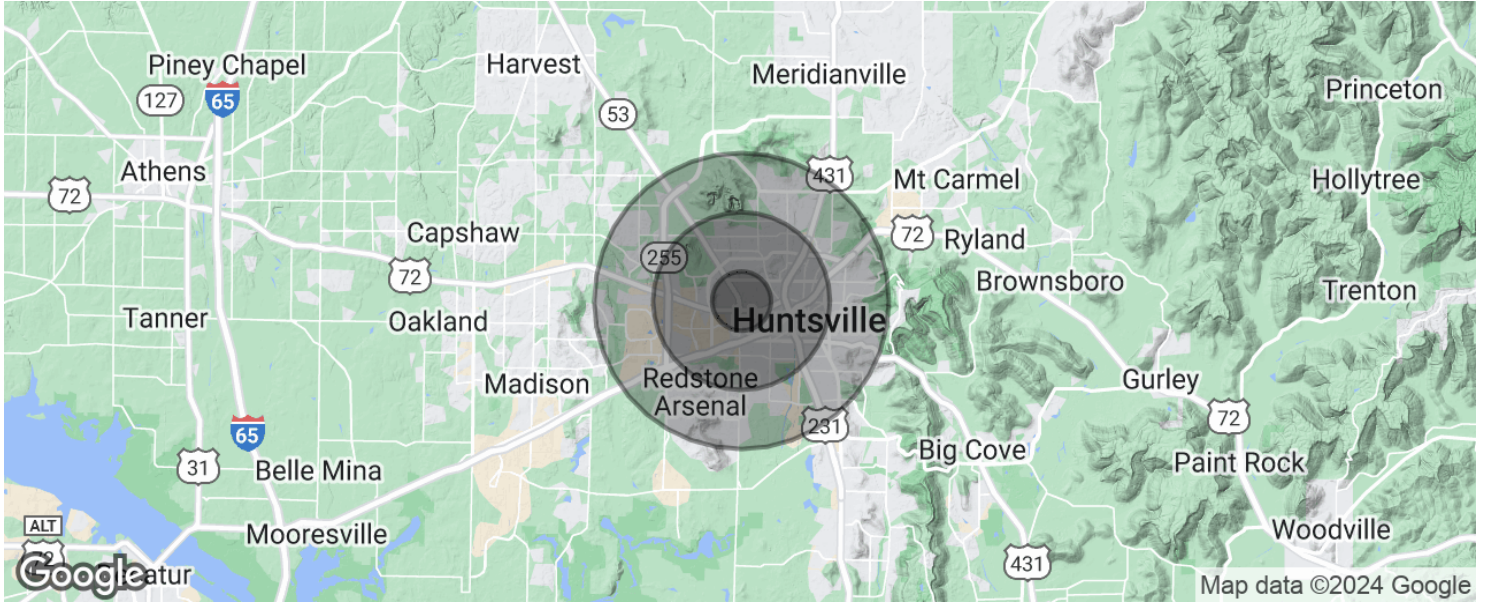
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,808	60,827	116,274
Median age	27.4	32.8	34.3
Median age (Male)	24.7	31.3	32.7
Median age (Female)	28.5	33.1	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,570	24,590	48,338
# of persons per HH	2.5	2.5	2.4
Average HH income	\$36,306	\$41,020	\$49,048
Average house value	\$91,043	\$133,556	\$189,777

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



TERRI DEAN, CCIM

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

AL #68080

PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 17-year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine-person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS

Alabama CCIM Chapter
Enable Madison County - Past President of the Board of Directors
Better Business Bureau of North Alabama Board of Directors
Madison Chamber of Commerce
Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution
National Society United States Daughters of 1812



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