



OFFICE BUILDING FOR SALE

OFFICE CONDO IN MISSION SQUARE

4820 University Drive #20, Huntsville, AL 35816



DEAN
Commercial Real Estate

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

4820 UNIVERSITY DRIVE #20, HUNTSVILLE, AL 35816

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$59,000
Price / SF:	\$73.75
Lot Size:	0 Acres
Year Built:	1987
Building Size:	800 SF
Zoning:	C4
Traffic Count:	46,000

PROPERTY OVERVIEW

Condo on the second floor with mostly open space. Needs some cosmetic work. Condo association fees are \$125 per month.

LOCATION OVERVIEW

This condo is conveniently located on University Drive (Highway 72) and Wynn Drive close to the new MidCity Huntsville development. This property is located close to apartments, shopping and restaurants.

Huntsville's workforce of highly-skilled, highly-educated people belongs to a diverse community of industries including aerospace & defense, information technology, advanced manufacturing, and bioscience. It is also an affordable culture. Madison County's good and services, such as transportation, food and medical care, is some of the most affordable in the state with low consumer index and cost of living percentages. "The Huntsville area leads the nation in new construction job growth." (The Associated General Contractors of America, February 2016)



PRESENTED BY:
TERRI DEAN, CCIM
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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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LOCATION MAPS



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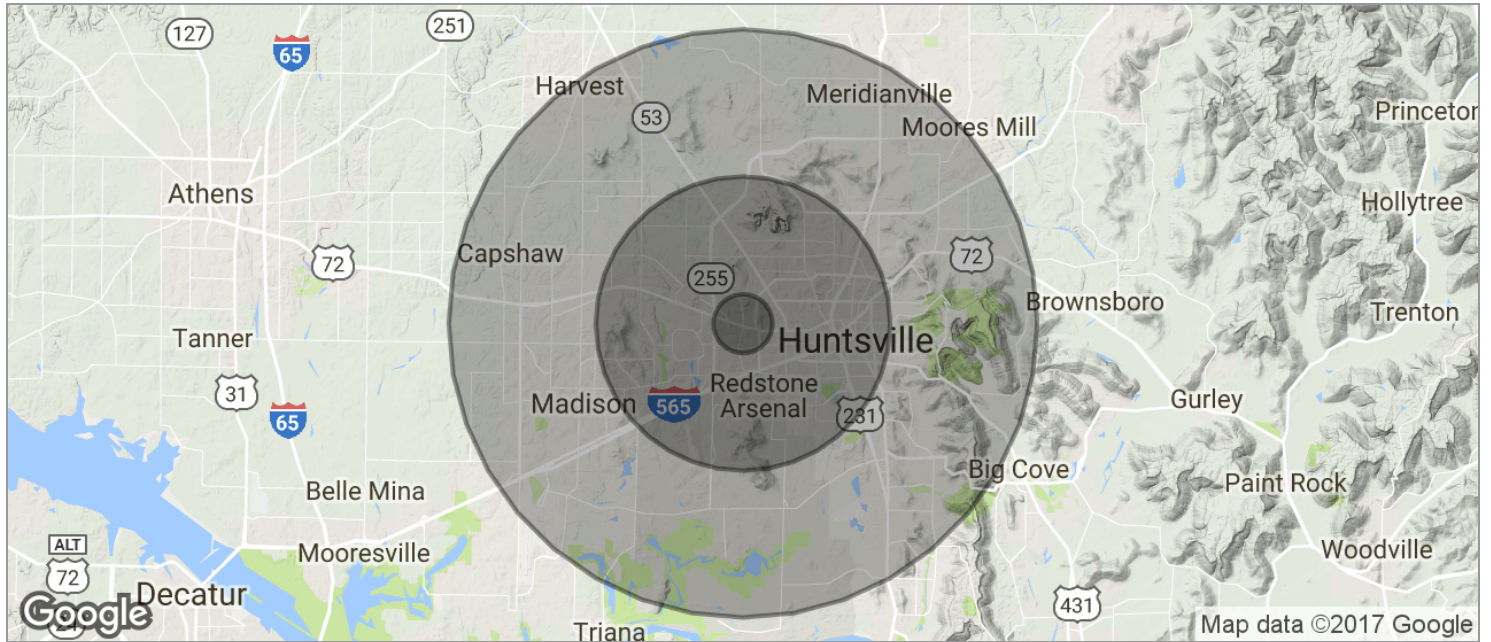
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,633	100,760	262,327
MEDIAN AGE	27.0	33.5	36.9
MEDIAN AGE (MALE)	27.3	32.4	35.7
MEDIAN AGE (FEMALE)	26.6	33.8	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,636	41,098	104,654
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$44,841	\$52,014	\$72,346
AVERAGE HOUSE VALUE	\$109,950	\$188,647	\$236,151

* Demographic data derived from 2010 US Census



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BIOGRAPHY

TERRI DEAN, CCIM

Broker/Owner



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TN #331161

Professional Background

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale of office/medical office properties as well as senior housing communities. She also specializes in hospitality and NNN investment properties as well.

Terri's 11 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 opening 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.

Terri is actively involved in the Alabama CCIM Chapter as the Chair of Scholarships. She is also involved in the Huntsville/Madison County Chamber of Commerce.

Memberships & Affiliations

Alabama CCIM Chapter
Birmingham CREW Chapter
Huntsville/Madison County Chamber of Commerce
International Council of Shopping Centers

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

Education

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee in 1996. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.



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