

1425 Greenbrier Dear Rd

Anniston, AL 36207

FOR SALE :\$449,500 (includes FFE)



FOR LEASE: Call for competitive pricing

2,845+/- sf Professional Medical Office Building on Main Road, Dense Residential, includes FF&E

Conveniently Located on the I-20 Corridor Between Atlanta, GA and Birmingham, AL, Anniston, AL is home to two major hospitals, numerous professional offices, doctors, and attorneys. Frontage road features strong traffic flow. This well maintained all brick medical office building on .54 acres, built in 2000 is located on a busy thoroughfare in a densely residential district with excellent customer demographics within a 1 mile radius. Building is open and modern featuring high quality fixtures and equipment for medical practice. Lobby, reception area, offices, restrooms, kitchen break room, and several exam rooms exist in current configuration. This location has easy access from 5 lane road that fronts property. There are 19 parks. It is very near long term care and assisted living facilities. Other medical related businesses located nearby as well including chiropractic practices. The property is priced to sell! The owner has retired his long term successful general family practice recently and is motivated to sell. The owner may consider leasing to a well qualified tenant. Also, this property can be configured for other office/retail uses. Call or text Alex @ 256-225-5330 or email alexdavenport@att.net for more information/showing.



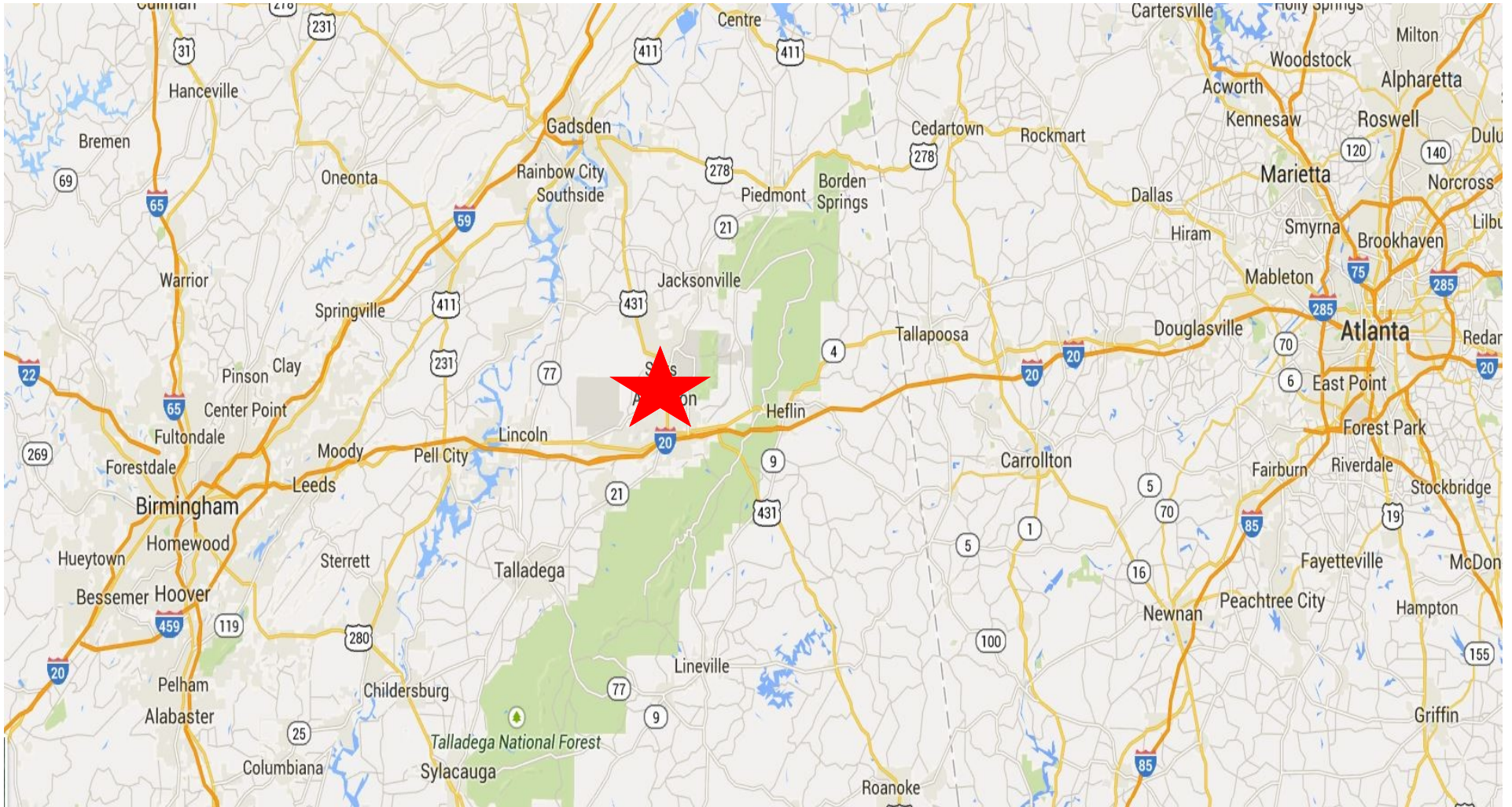
Alex Davenport, Assoc. Broker, CCIM

alexdavenport@att.net

256 - 225 - 5330

www.northwestrealty.net

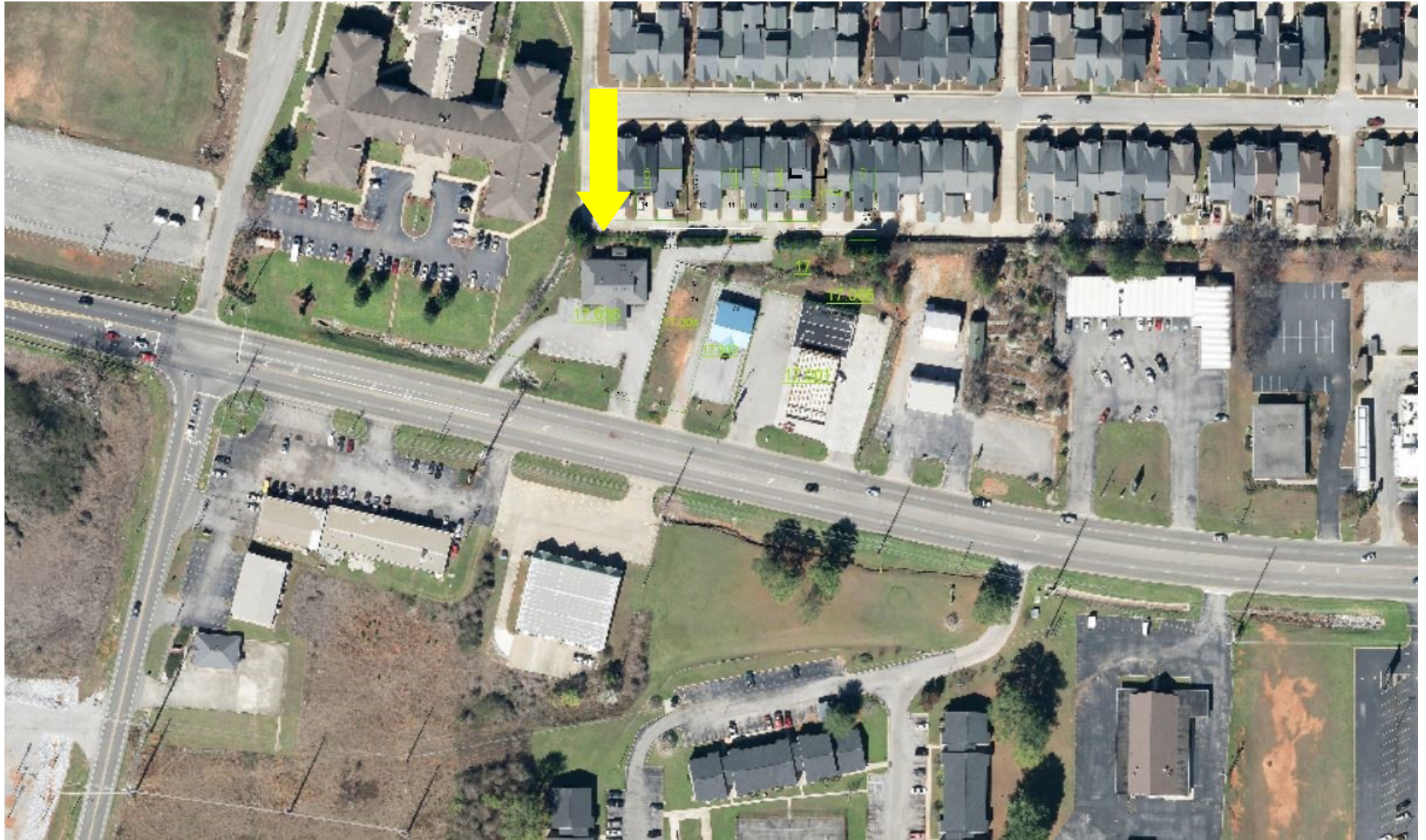
1019 Tallapoosa Street, Bremen, GA, 30110



Aerial View

Professional Office Building

Facing North



Aerial View

Professional Office Building

Facing East



Aerial View

Professional Office Building

Facing South



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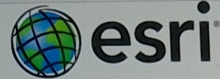
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Executive Summary

1425 Greenbrier Dear Rd, Anniston, Alabama, 36207
Ring Bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri
Latitude: 33.62977
Longitude: -85.80754

	0 - 1 mile	1 - 2 mile	2 - 3 mile
Population			
2000 Population	3,080	8,359	12,212
2010 Population	3,186	8,162	11,945
2018 Population	3,108	7,820	11,715
2023 Population	3,047	7,622	11,492
2000-2010 Annual Rate	0.34%	-0.24%	-0.22%
2010-2018 Annual Rate	-0.30%	-0.52%	-0.24%
2018-2023 Annual Rate	-0.40%	-0.51%	-0.38%
2018 Male Population	48.0%	46.5%	48.2%
2018 Female Population	52.0%	53.5%	51.8%
2018 Median Age	45.8	41.9	41.9

In the identified area, the current year population is 11,715. In 2010, the Census count in the area was 11,945. The rate of change since 2010 was -0.24% annually. The five-year projection for the population in the area is 11,492 representing a change of -0.38% annually from 2018 to 2023. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 45.8, compared to U.S. median age of 38.3.

Race and Ethnicity

	0 - 1 mile	1 - 2 mile	2 - 3 mile
2018 White Alone	66.0%	58.3%	59.1%
2018 Black Alone	22.5%	34.2%	35.2%
2018 American Indian/Alaska Native Alone	0.6%	0.3%	0.3%
2018 Asian Alone	3.8%	1.4%	1.0%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	4.9%	3.7%	2.9%
2018 Two or More Races	2.0%	2.0%	1.6%
2018 Hispanic Origin (Any Race)	8.0%	6.6%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

	0 - 1 mile	1 - 2 mile	2 - 3 mile
2000 Households	1,476	3,693	4,919
2010 Households	1,545	3,517	4,729
2018 Total Households	1,503	3,346	4,593
2023 Total Households	1,471	3,249	4,486
2000-2010 Annual Rate	0.46%	-0.49%	-0.39%
2010-2018 Annual Rate	-0.33%	-0.60%	-0.35%
2018-2023 Annual Rate	-0.43%	-0.59%	-0.47%
2018 Average Household Size	2.00	2.21	2.44

The household count in this area has changed from 4,729 in 2010 to 4,593 in the current year, a change of -0.35% annually. The five-year projection of households is 4,486, a change of -0.47% annually from the current year total. Average household size is currently 2.44, compared to 2.41 in the year 2010. The number of families in the current year is 2,986 in the specified area.


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Median Household Income			
2018 Median Household Income	\$46,561	\$43,534	\$42,677
2023 Median Household Income	\$51,008	\$50,270	\$48,958
2018-2023 Annual Rate	1.84%	2.92%	2.78%
Average Household Income			
2018 Average Household Income	\$64,972	\$63,482	\$60,041
2023 Average Household Income	\$71,805	\$71,577	\$68,904
2018-2023 Annual Rate	2.02%	2.43%	2.79%
Per Capita Income			
2018 Per Capita Income	\$31,207	\$28,143	\$24,405
2023 Per Capita Income	\$34,371	\$31,496	\$27,803
2018-2023 Annual Rate	1.95%	2.28%	2.64%

Households by Income

Current median household income is \$42,677 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$48,958 in five years, compared to \$65,727 for all U.S. households.

Current average household income is \$60,041 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$68,904 in five years, compared to \$96,109 for all U.S. households.

Current per capita income is \$24,405 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$27,803 in five years, compared to \$36,530 for all U.S. households.

Housing

2000 Total Housing Units	1,701	4,174	5,472
2000 Owner Occupied Housing Units	765	2,152	3,360
2000 Renter Occupied Housing Units	710	1,541	1,559
2000 Vacant Housing Units	226	481	553
2010 Total Housing Units	1,690	4,080	5,346
2010 Owner Occupied Housing Units	789	1,952	3,117
2010 Renter Occupied Housing Units	756	1,565	1,612
2010 Vacant Housing Units	145	563	617
2018 Total Housing Units	1,668	4,046	5,379
2018 Owner Occupied Housing Units	729	1,811	2,988
2018 Renter Occupied Housing Units	774	1,535	1,605
2018 Vacant Housing Units	165	700	786
2023 Total Housing Units	1,674	4,059	5,400
2023 Owner Occupied Housing Units	716	1,803	2,990
2023 Renter Occupied Housing Units	754	1,446	1,496
2023 Vacant Housing Units	203	810	914

Currently, 55.5% of the 5,379 housing units in the area are owner occupied; 29.8%, renter occupied; and 14.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 5,346 housing units in the area - 58.3% owner occupied, 30.2% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 0.27%. Median home value in the area is \$128,331, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.06% annually to \$142,084.

Interior Photos

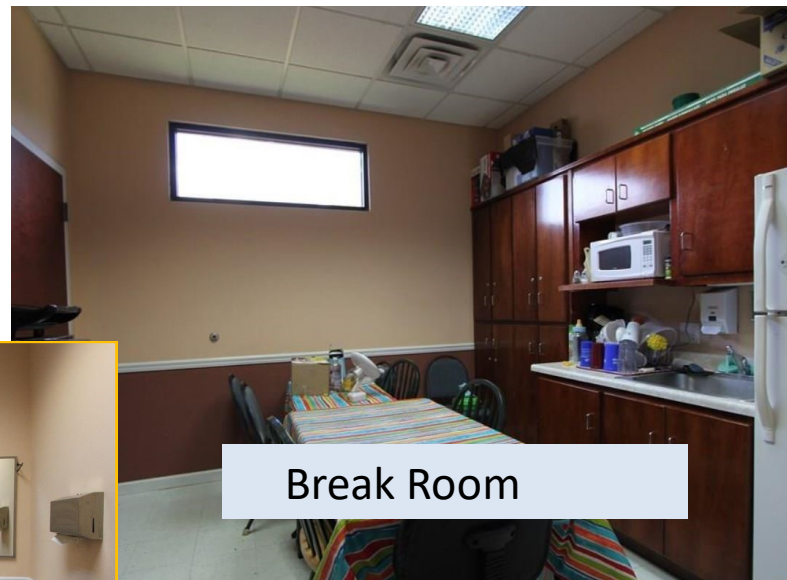
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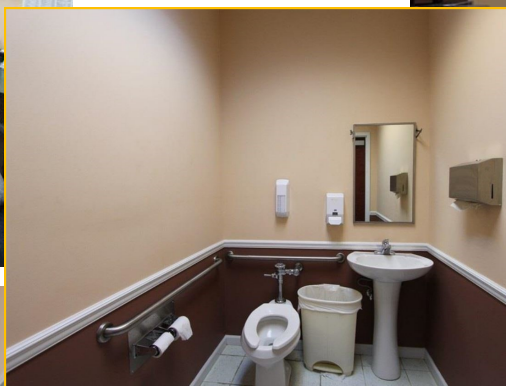
Professional Office Building



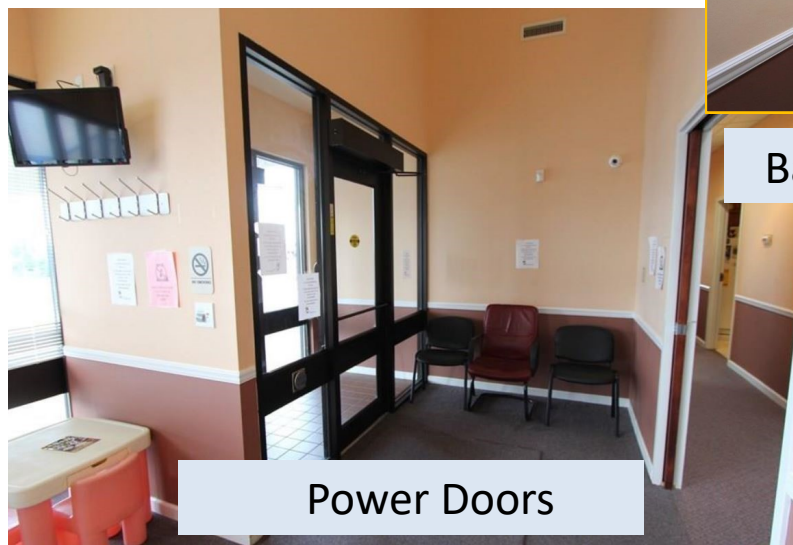
Back Office



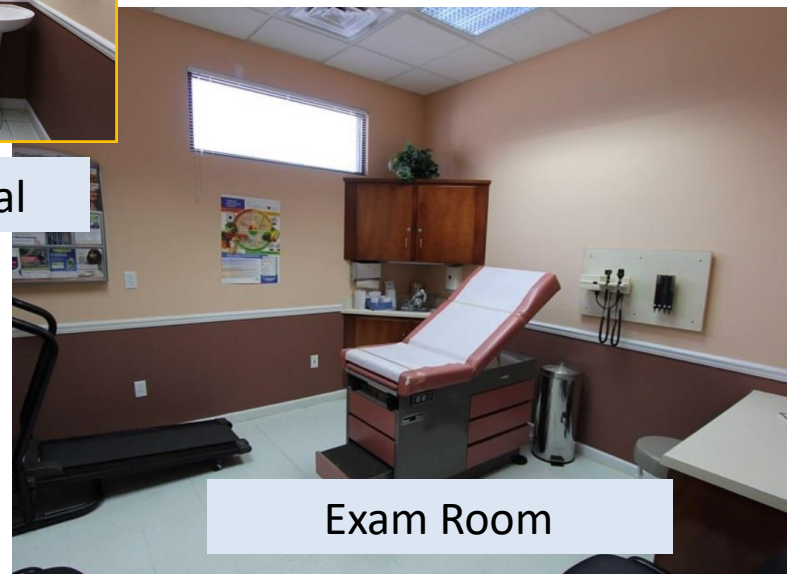
Break Room



Bathroom : Typical



Power Doors



Exam Room

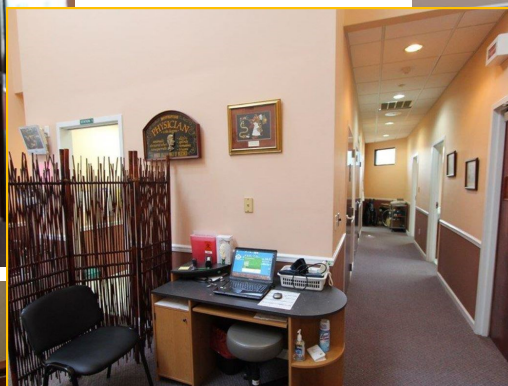
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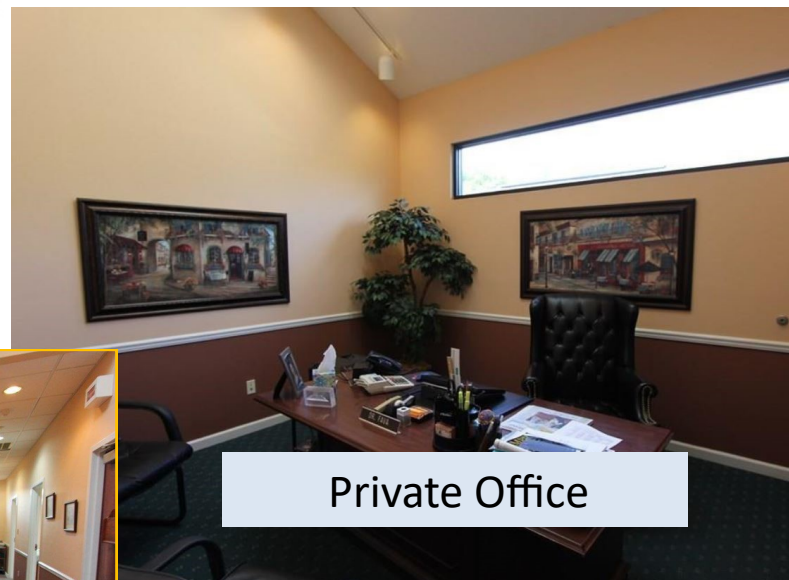
Professional Office Building



Reception Desk



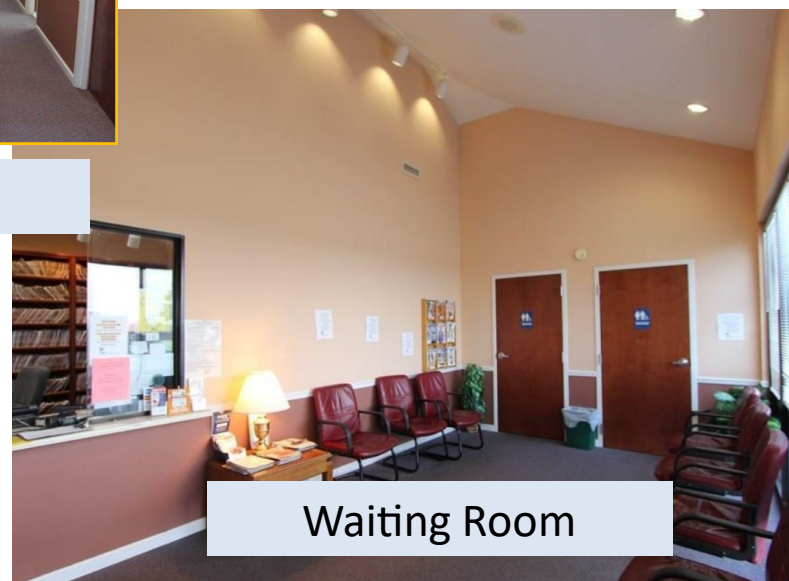
Hallway



Private Office



Lab



Waiting Room

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