

MEDICAL OFFICE BUILDING FOR SALE OR LEASE

402 Airport Commons ♦ Calera, AL ♦ 35040 ♦ Shelby County



BUILDING SIZE: 5,000 SF ♦ .68 ACRE ♦ Sale Price: \$750,000 ♦ Lease Price: \$18 / SF NNN

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MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

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- ♦ Turnkey, medical office property in move-in condition with room to expand.
- ♦ Excellent location in one of the fastest growing cities in Alabama.
- ♦ Built 2008 and in excellent well maintained condition.
- ♦ Professional park like office setting.
- ♦ Attractive stone buildings with architectural glass.
- ♦ Excellent well lit, flat parking area.
- ♦ Convenient to Interstate 65 Traffic 62,000 cars/day.
- ♦ Monument Signage
- ♦ Flexible floorplan ideal for medical but suitable for office.
- ♦ Abundant parking and easy front door access.
- ♦ Positioned within a rapidly expanding commercial trade area
- ♦ Excellent access to Shelby County Airport and surrounding industrial developments
- ♦ Please call for details about this attractive opportunity.



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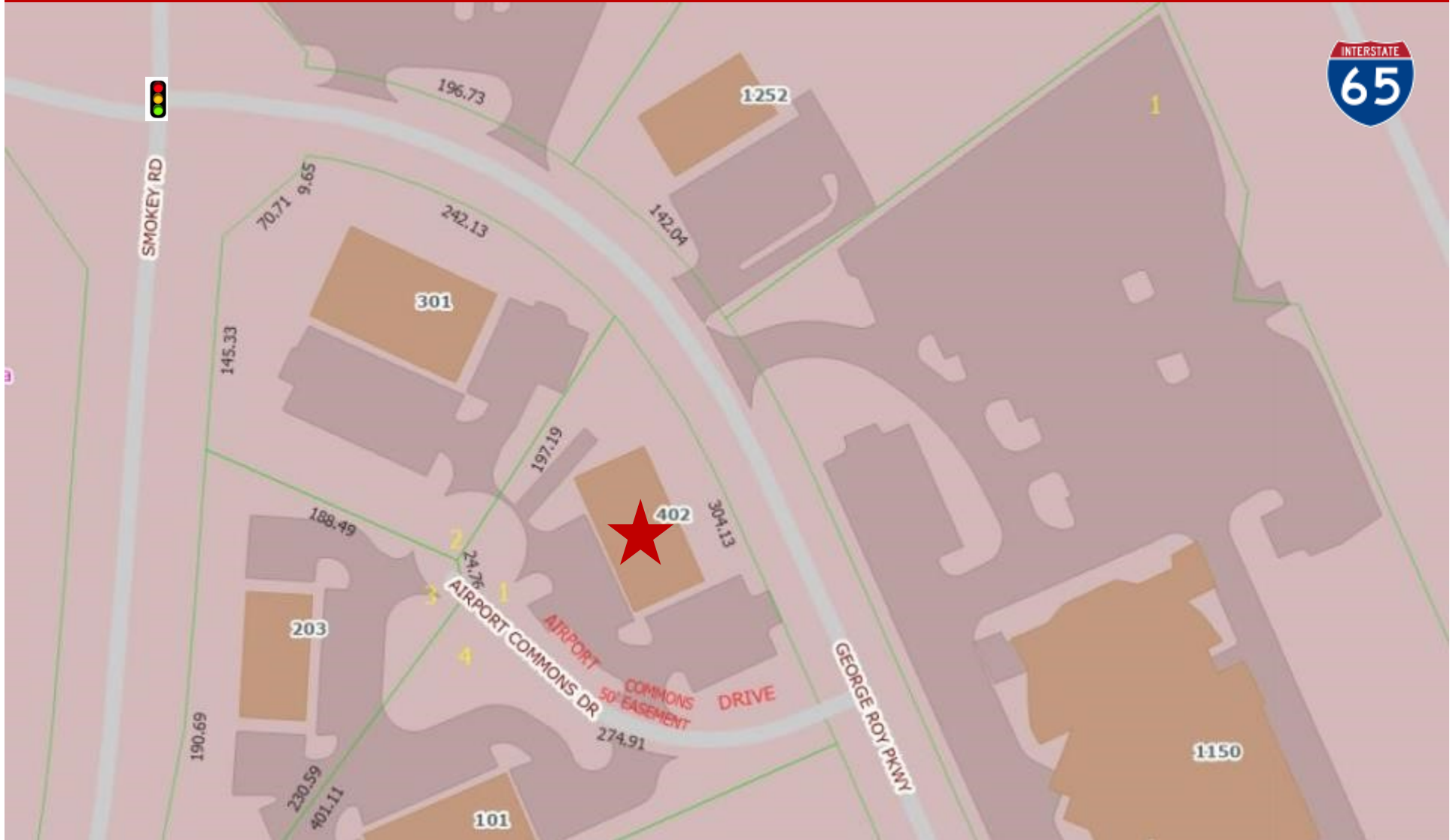
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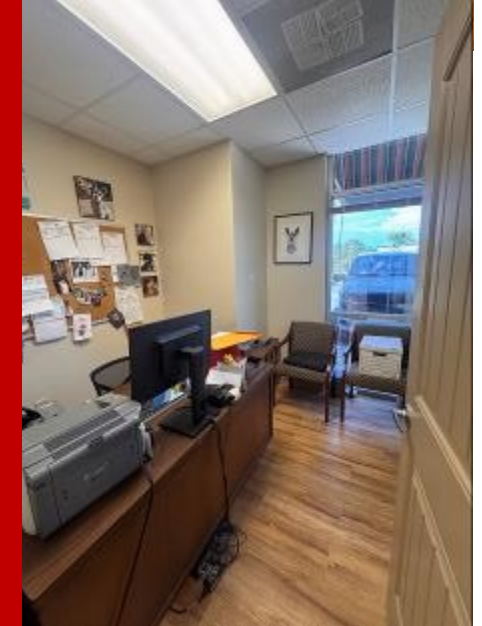
AERIAL PLAT

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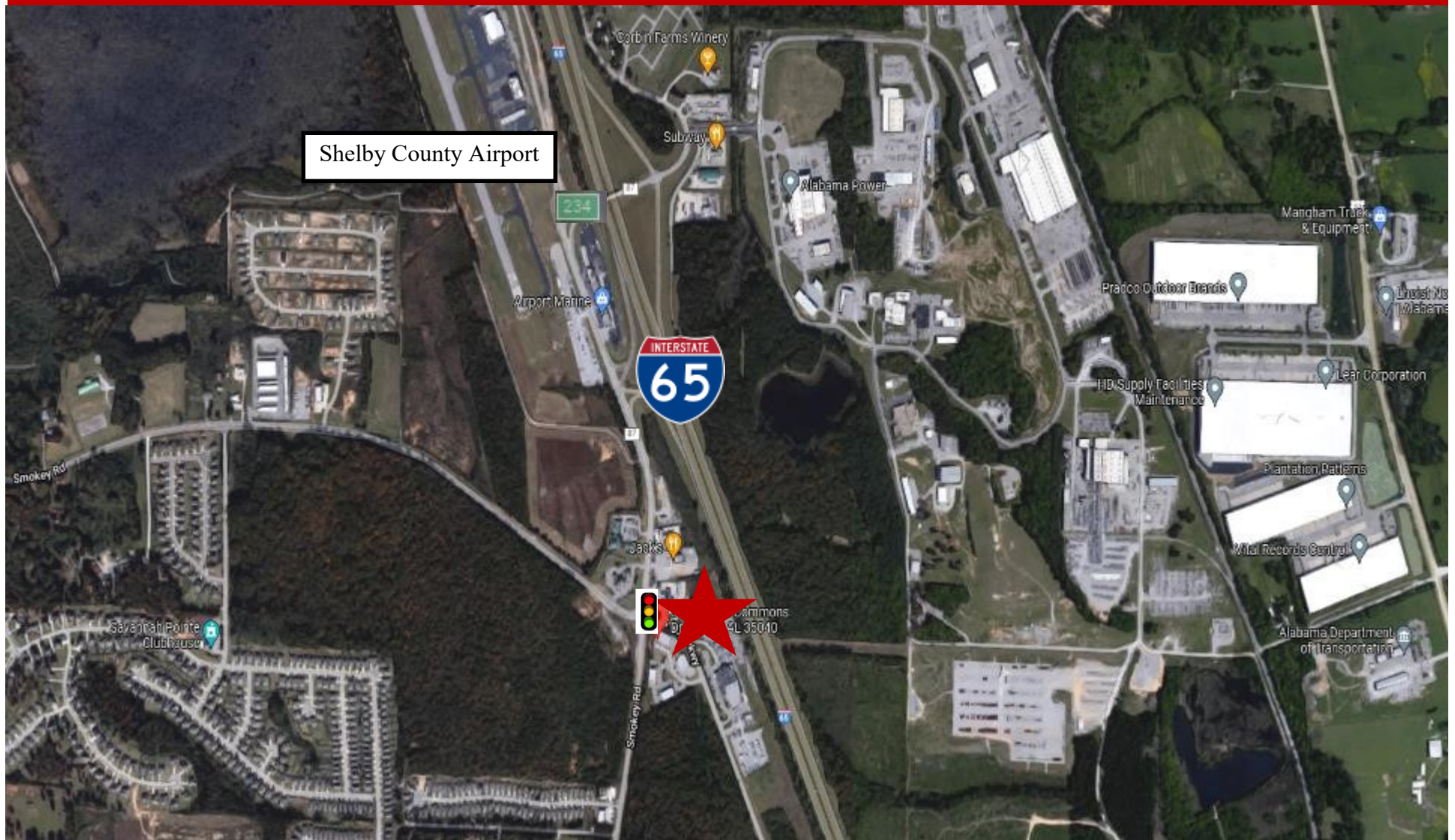
INTERIOR PHOTOS

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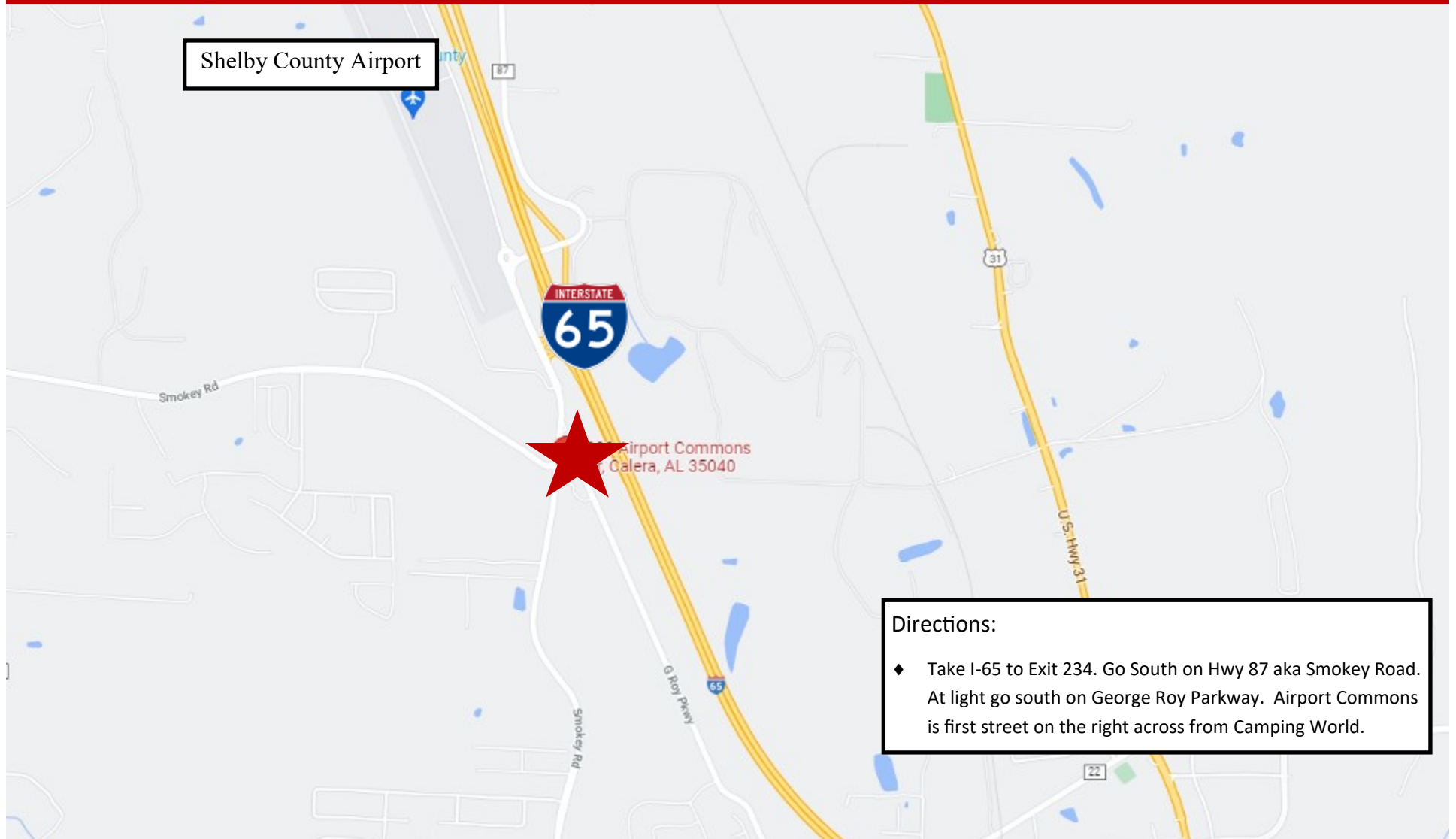
AERIAL PHOTO

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LOCATION MAP

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DEMOGRAPHICS

402 Airport Commons ♦ Calera, AL ♦ 35040 ♦ Shelby County

DEMOGRAPHIC SUMMARY

402 Airport Commons Dr, Calera, Alabama, 35040

Ring of 5 miles

KEY FACTS

30,740

Population



11,475

Households

36.9

Median Age

\$62,656

Median Disposable Income

EDUCATION

6.6%

No High School Diploma



25.5%

High School Graduate



28.9%

Some College/
Associate's Degree



39.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$79,273

Median Household Income



\$36,272

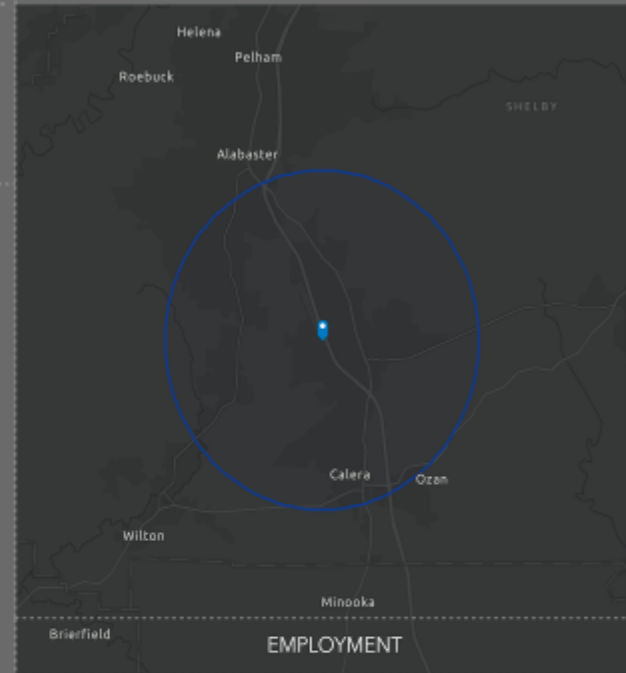
Per Capita Income



\$250,974

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

69.1%



Blue Collar

21.0%



Services

10.6%

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri