

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.

LOCATION DETAILS

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

- ♦ Turnkey, medical office building
- ♦ Excellent location in Calera, Alabama. One of the fastest growing cities in Alabama.
- ♦ Year Built: 2008
- ♦ 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



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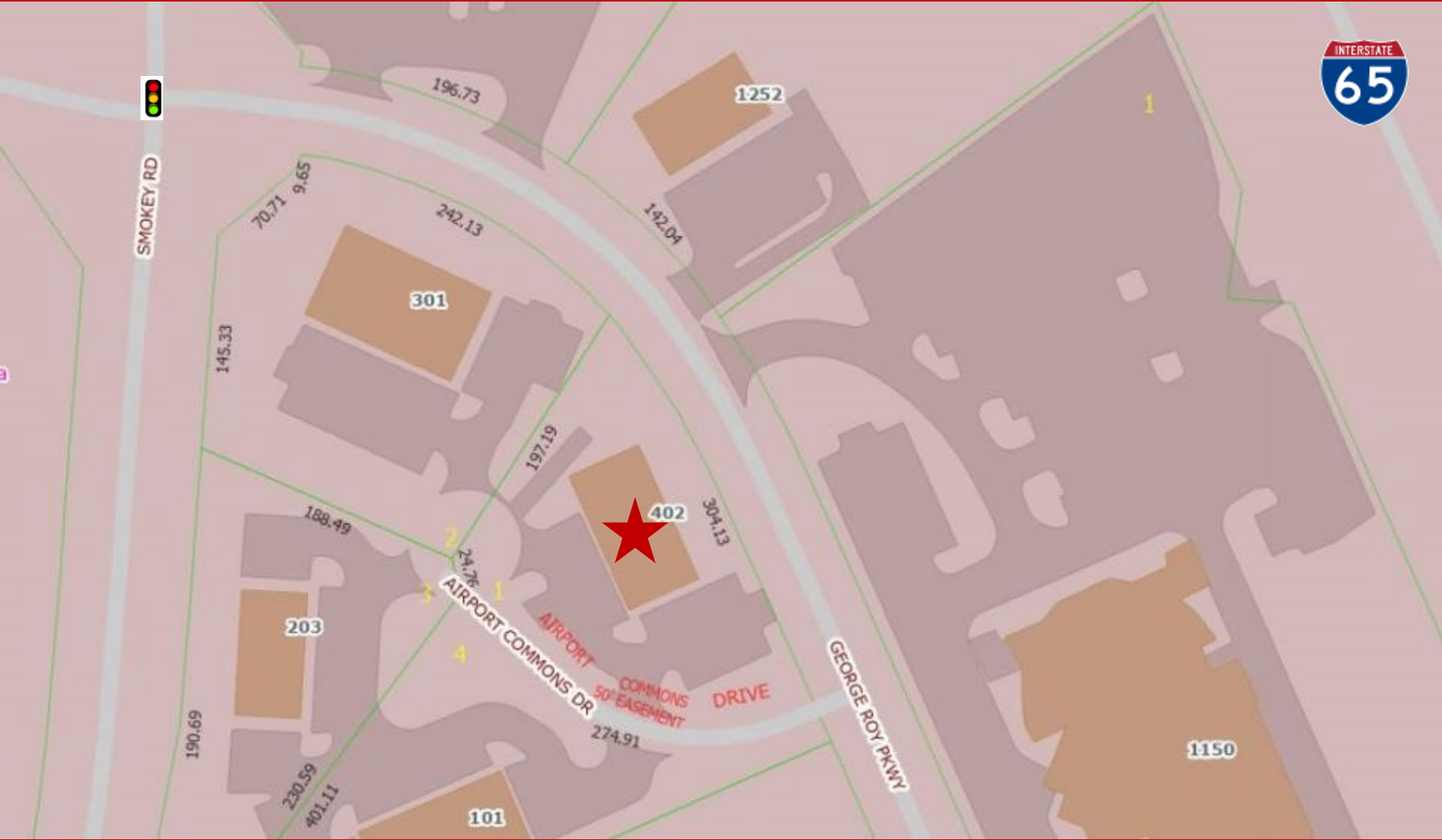
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AERIAL PLAT

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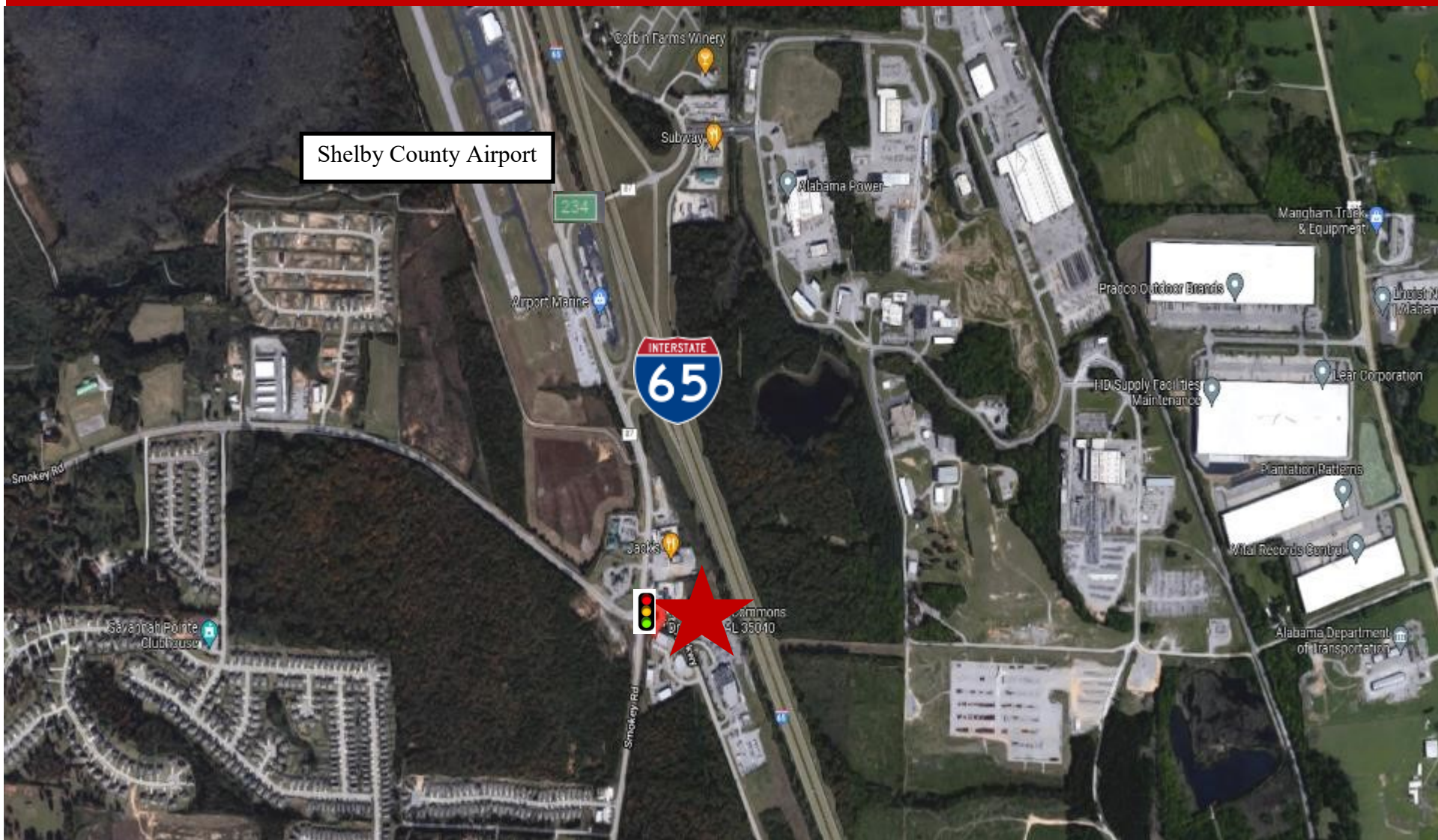
INTERIOR PHOTOS

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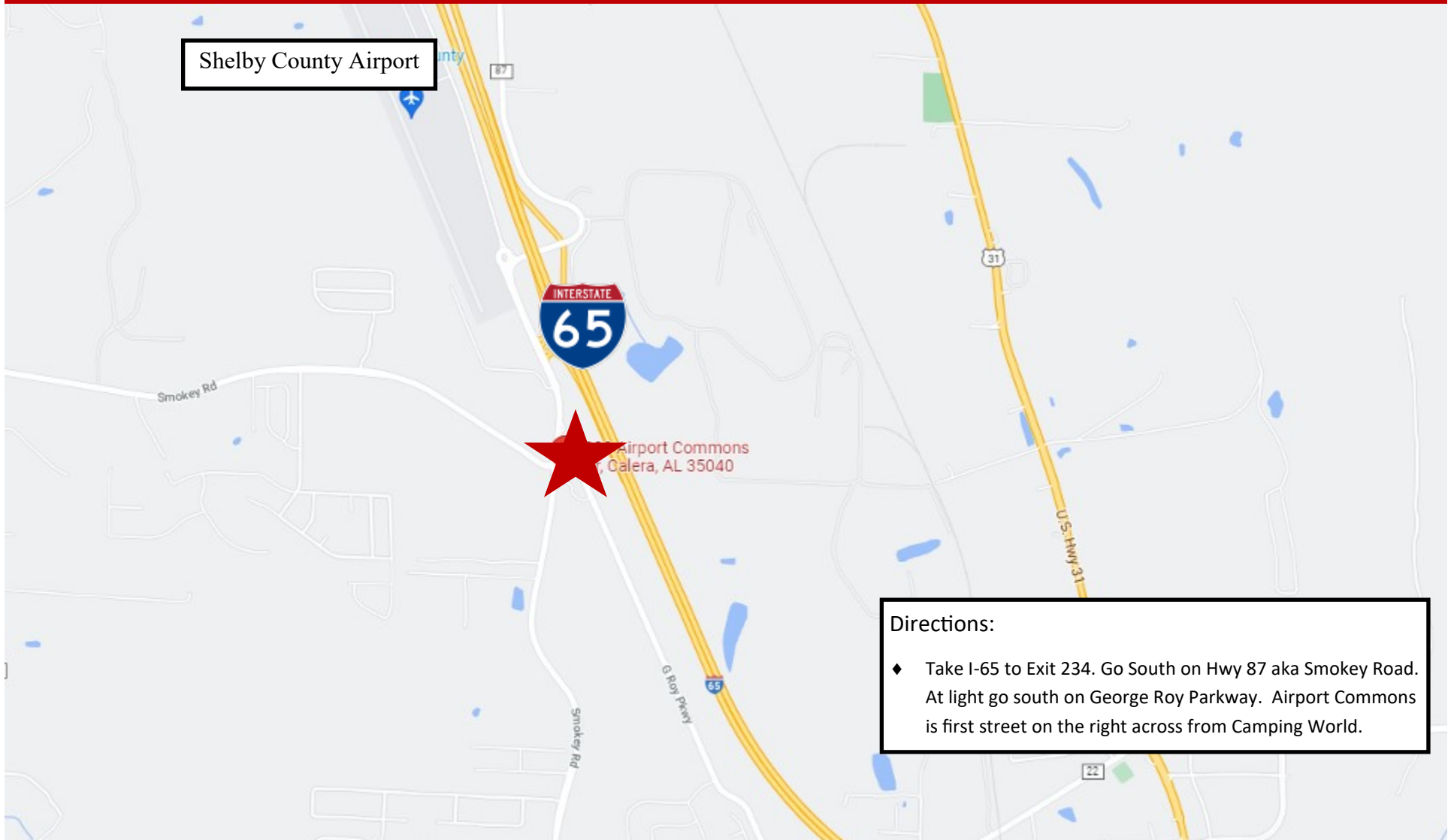
AERIAL PHOTO

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



LOCATION MAP

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Directions:

- ♦ Take I-65 to Exit 234. Go South on Hwy 87 aka Smokey Road. At light go south on George Roy Parkway. Airport Commons is first street on the right across from Camping World.

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

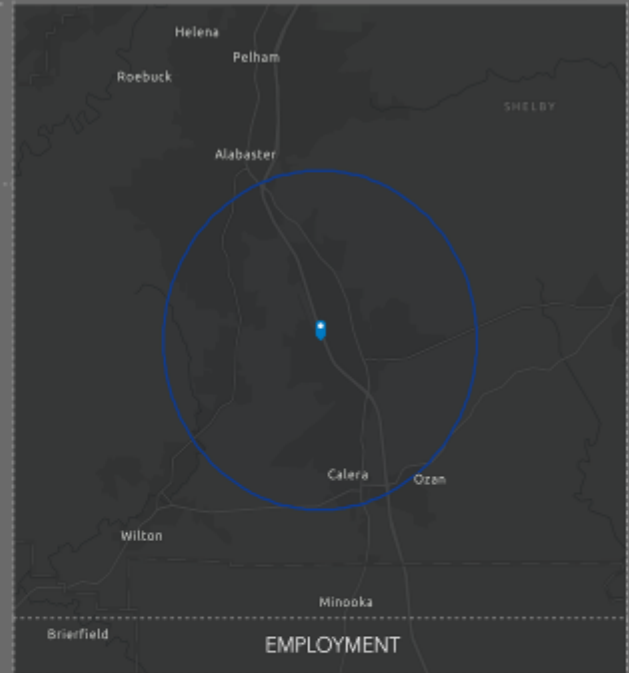
Per Capita Income



\$250,974

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

69.1%

White Collar



Blue Collar



Services

21.0%

10.6%

3.2%

Unemployment Rate

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