

PRIME OFFICE SPACE

2119 Westmead Drive SW, Decatur, AL 35603



PROPERTY DESCRIPTION

Introducing an outstanding opportunity for Office/Office space at 2119 Westmead Drive SW in Decatur, AL. This impressive property boasts a substantial 22,000 SF building with 12 units, providing flexibility for various business needs. Built in 1979 and zoned M-1A. With its strategic location in Decatur.

PROPERTY HIGHLIGHTS

- 22,000 SF building
- 1 unit available
- Built in 1979
- Zoned M-1A
- Located in Decatur area

OFFERING SUMMARY

Lease Rate:	\$1,250 - 2,000 per month (NNN)
Number of Units:	12
Available SF:	1,250 - 2,500 SF
Lot Size:	1.6 Acres
Building Size:	22,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	253	896	3,680
Total Population	536	2,026	8,719
Average HH Income	\$65,267	\$69,172	\$72,616

For More Information, Please Contact:

MICHAEL NANCE

256.214.0531

Commercial Agent

michael@gatewaycommercial.net

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

256.355.0721

www.gatewaycommercial.com

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

ADDITIONAL PHOTOS

2119 Westmead Drive SW, Decatur, AL 35603



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PHOTOS - SUITE 10

2119 Westmead Drive SW, Decatur, AL 35603



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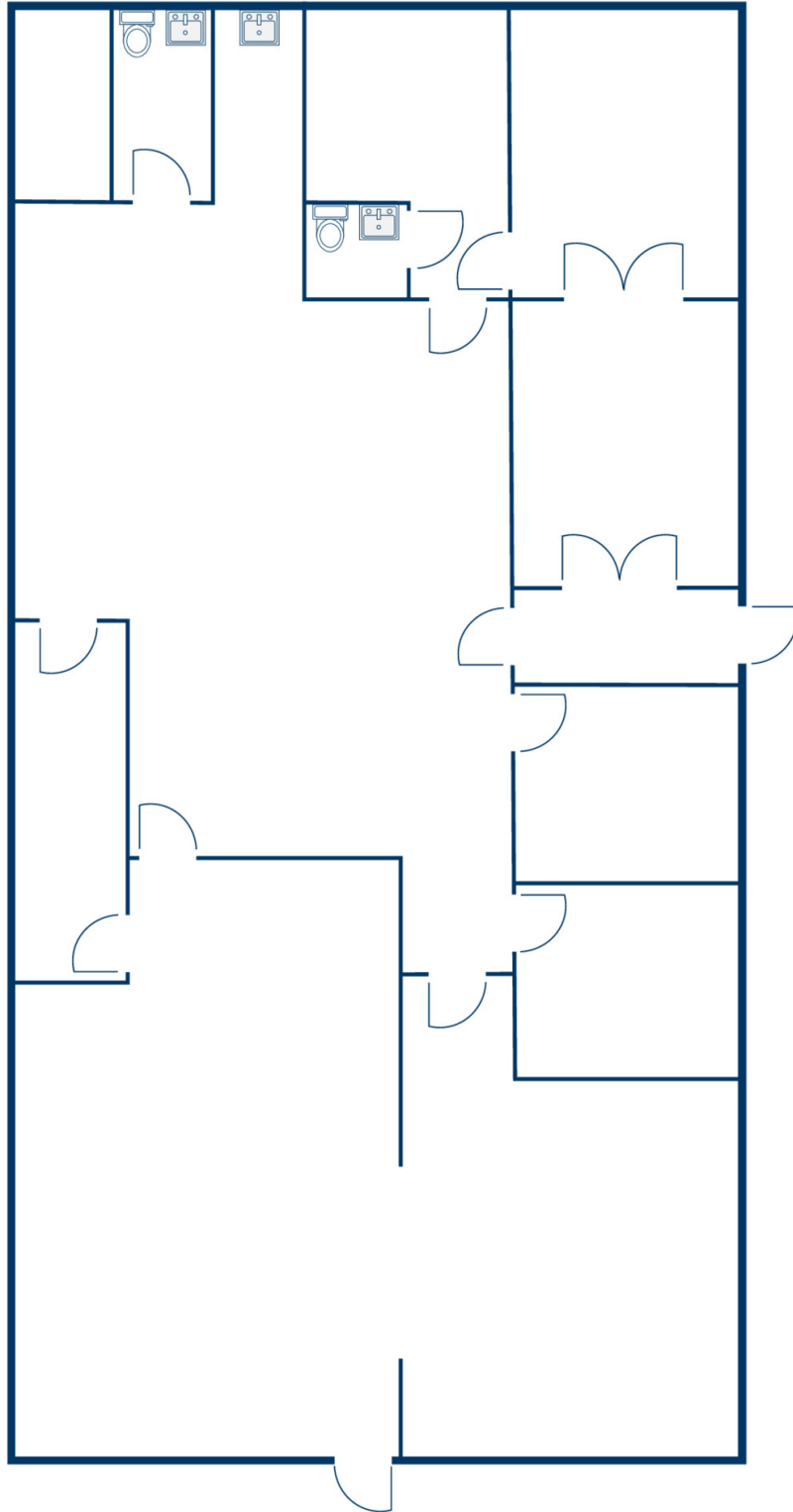
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FLOOR PLAN - SUITE 10

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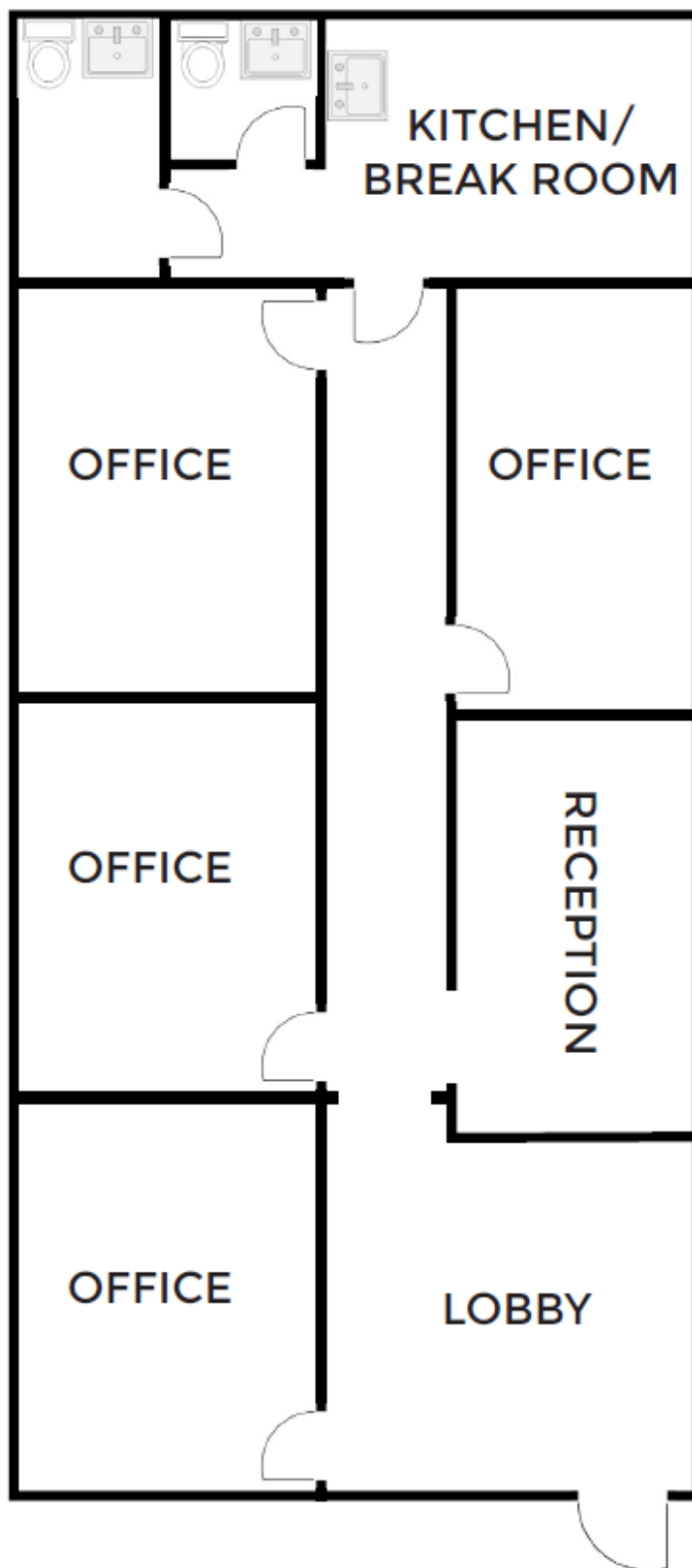
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FLOOR PLAN - SUITE 6

2119 Westmead Drive SW, Decatur, AL 35603



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PHOTOS - SUITE 6

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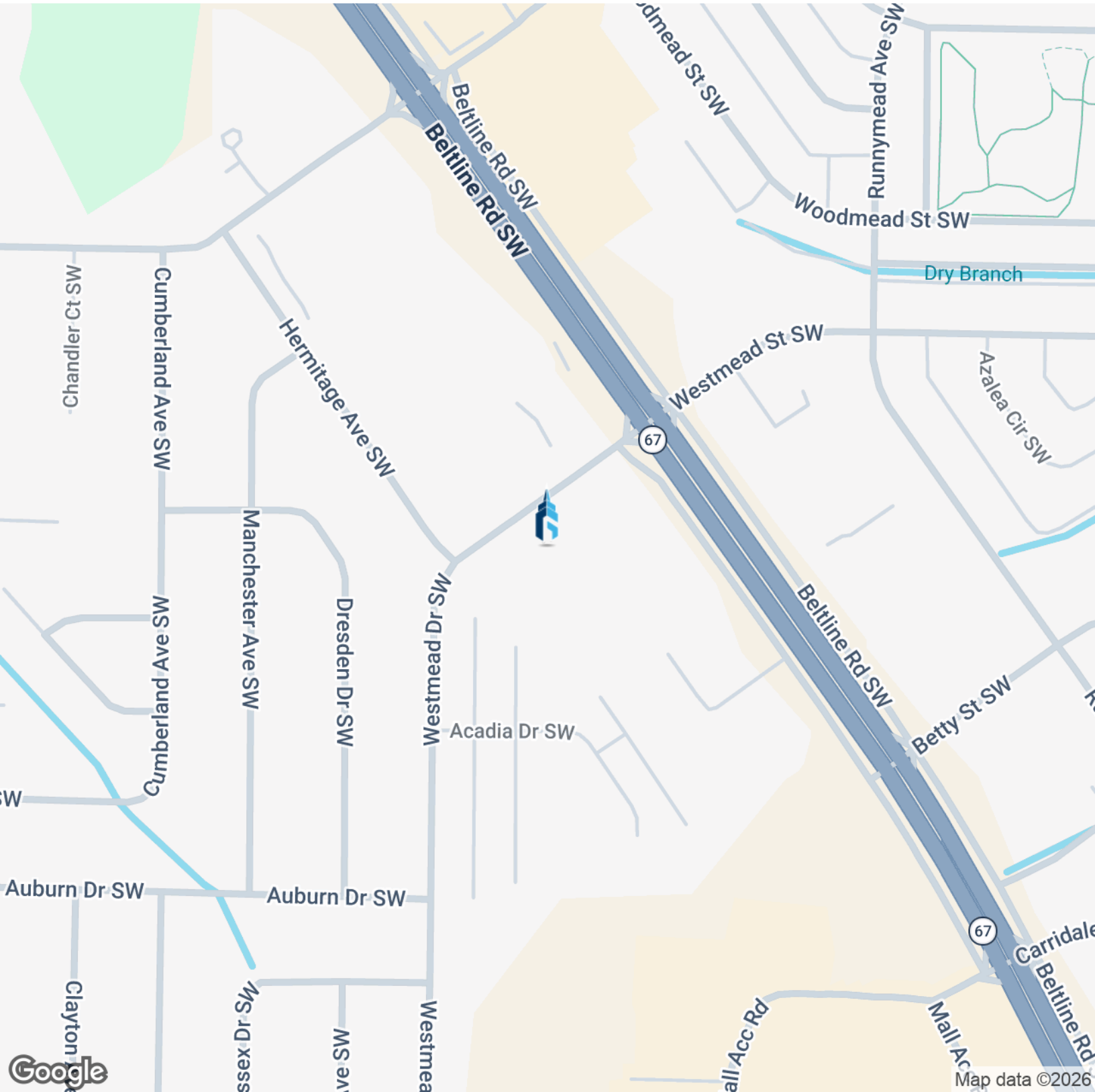
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LOCATION MAP

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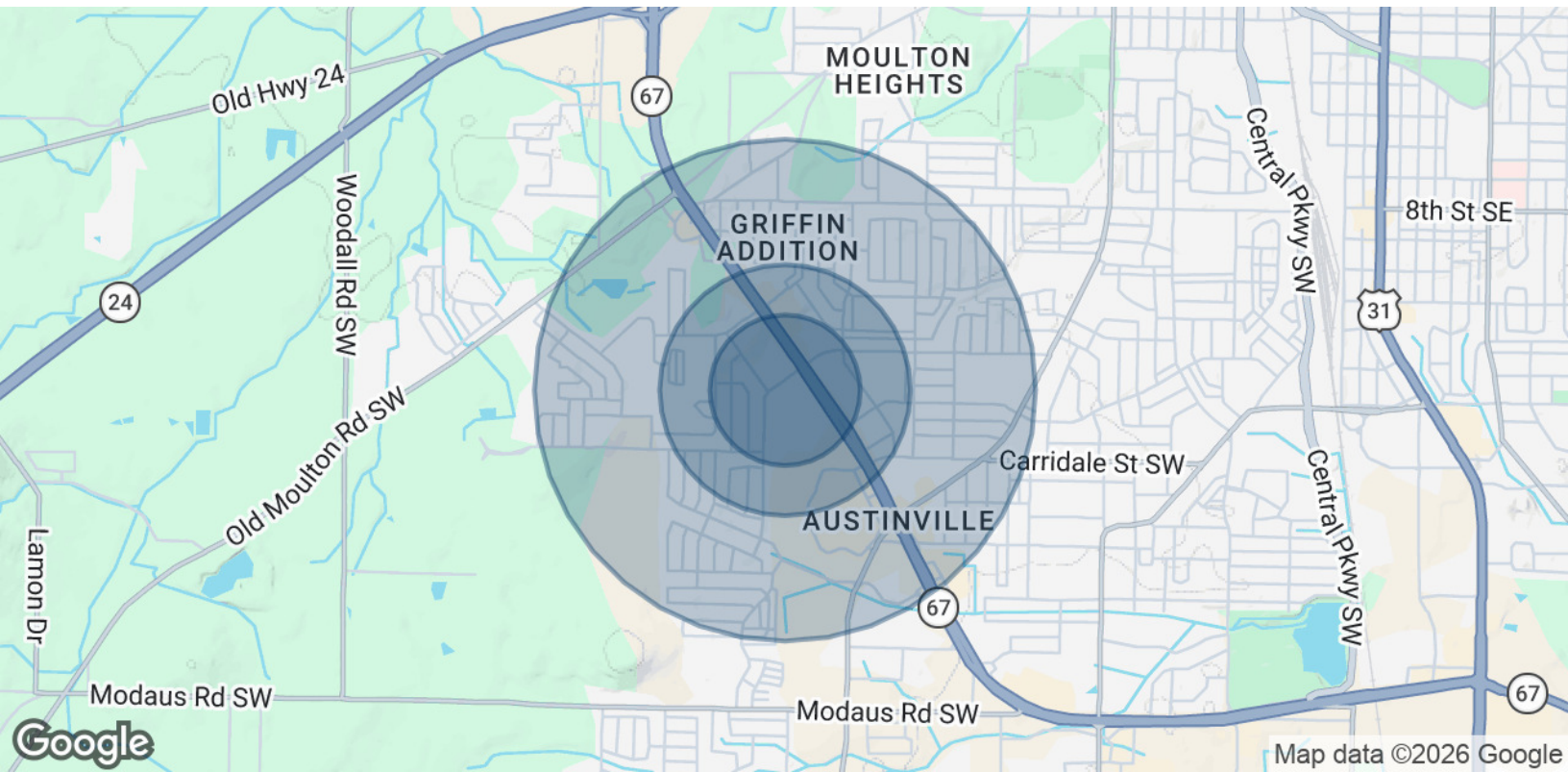
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DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	536	2,026	8,719
Average Age	38	39	40
Average Age (Male)	37	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	253	896	3,680
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$65,267	\$69,172	\$72,616
Average House Value	\$181,535	\$200,405	\$227,585

Demographics data derived from AlphaMap

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