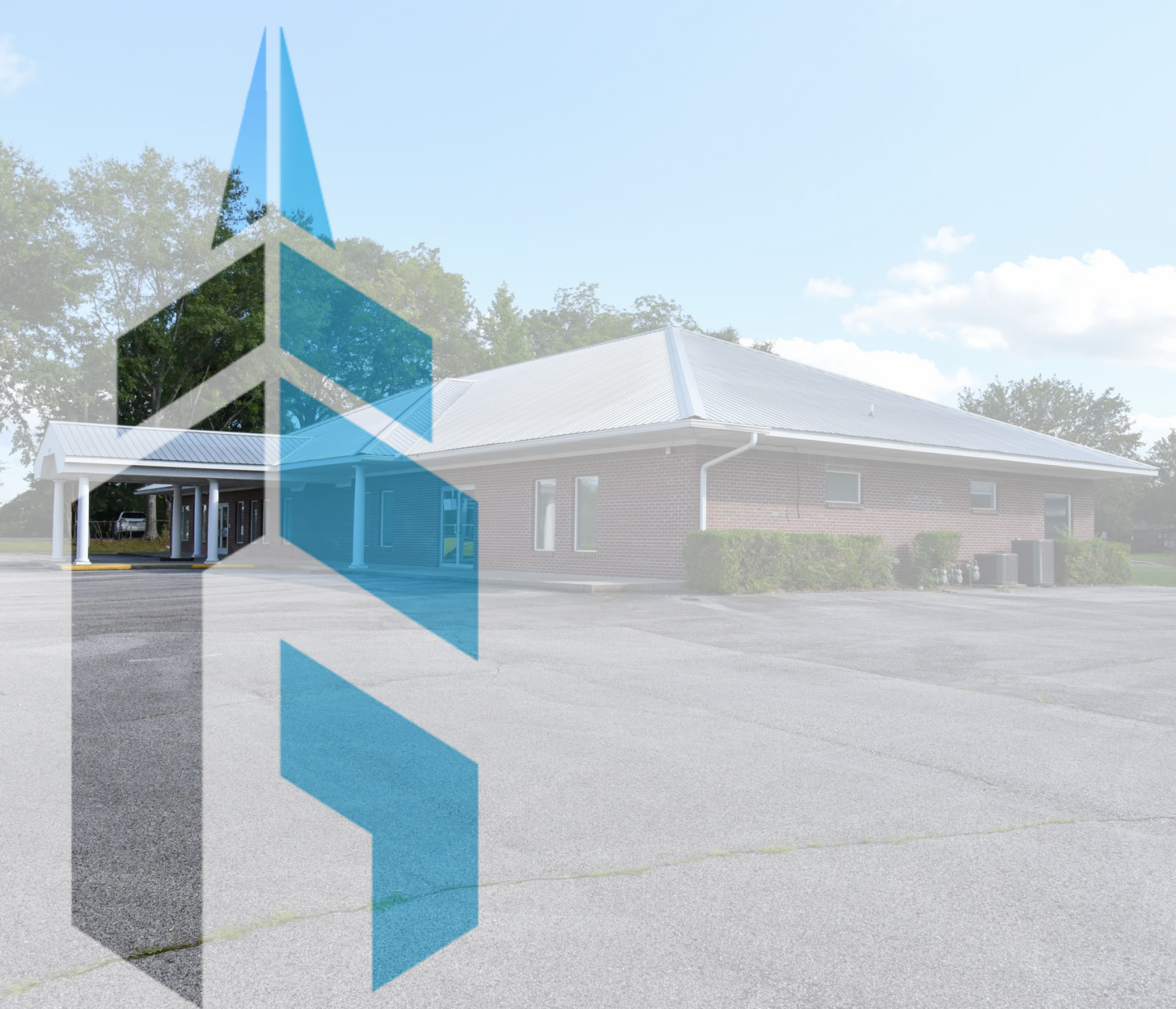




PREMIER MEDICAL SPACE

1635 HIGHWAY 31 NW, HARTSELLE, AL 35640



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	8
TRAFFIC DATA	12
DEMOGRAPHICS	15
ADVISOR BIOS	19

Confidentiality & Disclaimer

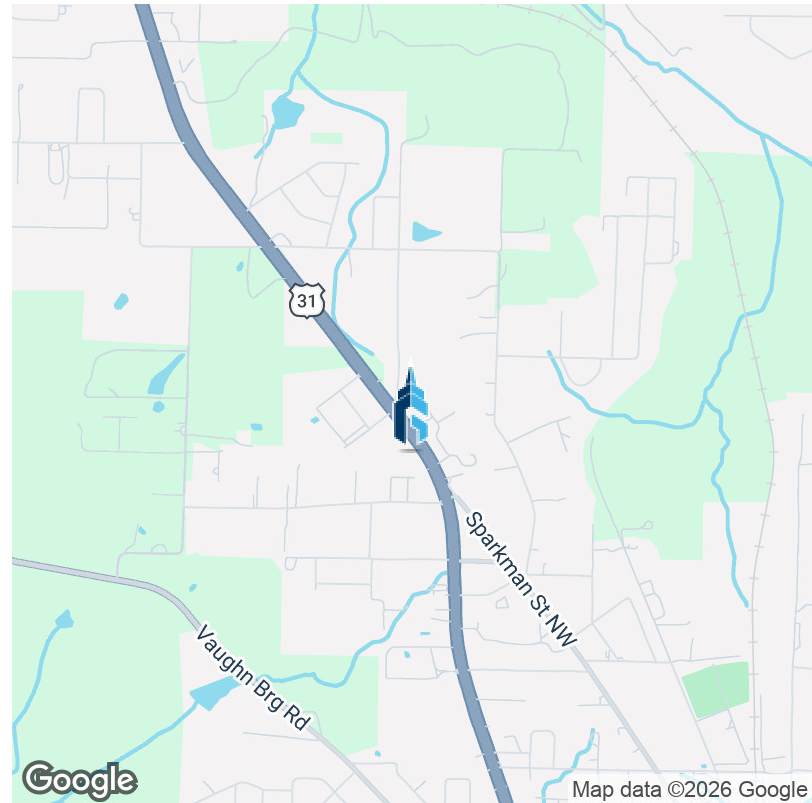
All materials and information received or derived from Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Gateway Commercial Brokerage, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Gateway Commercial Brokerage, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Gateway Commercial Brokerage, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$18 - 22 SF/yr (MG)
Building Size:	5,900 SF
Available SF:	5,900 SF
Lot Size:	1.16 Acres
Number of Units:	3
Price / SF:	\$254.24
Year Built:	2000
Zoning:	B1
Traffic Count:	20,538

PROPERTY OVERVIEW

Introducing an outstanding investment opportunity in Hartselle, Alabama. This well-maintained property features a 5,900 square foot building with three units, offering versatility for office or medical use. Built in 2000, the property is thoughtfully designed and zoned B1, providing a favorable framework for various business endeavors. With a prime location along Highway 31, this property ensures high visibility and accessibility for tenants and clients. Don't miss the chance to capitalize on this attractive prospect in a thriving market. Take advantage of the potential for steady rental income and future value appreciation, making this property an appealing addition to your investment portfolio.

PROPERTY HIGHLIGHTS

- Flexible single of multi-tenant configuration
- Recently renovated suite
- Across from the proposed surgery center
- Excellent visibility
- Near new Hartselle Health Park ER
- Ideal for medical, dental, and more

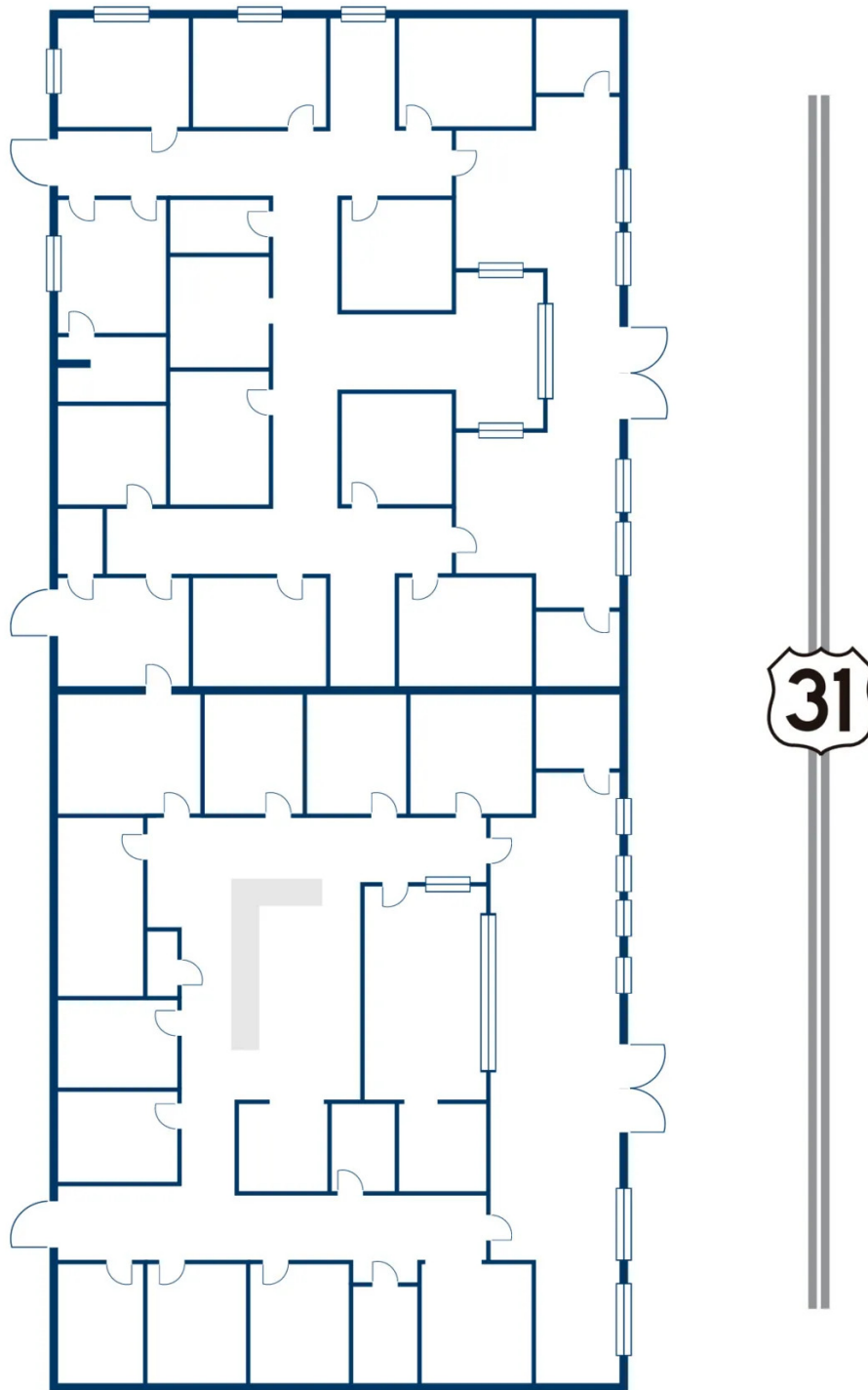


PROPERTY INFORMATION

1635 Highway 31 NW, Hartselle, AL 35640







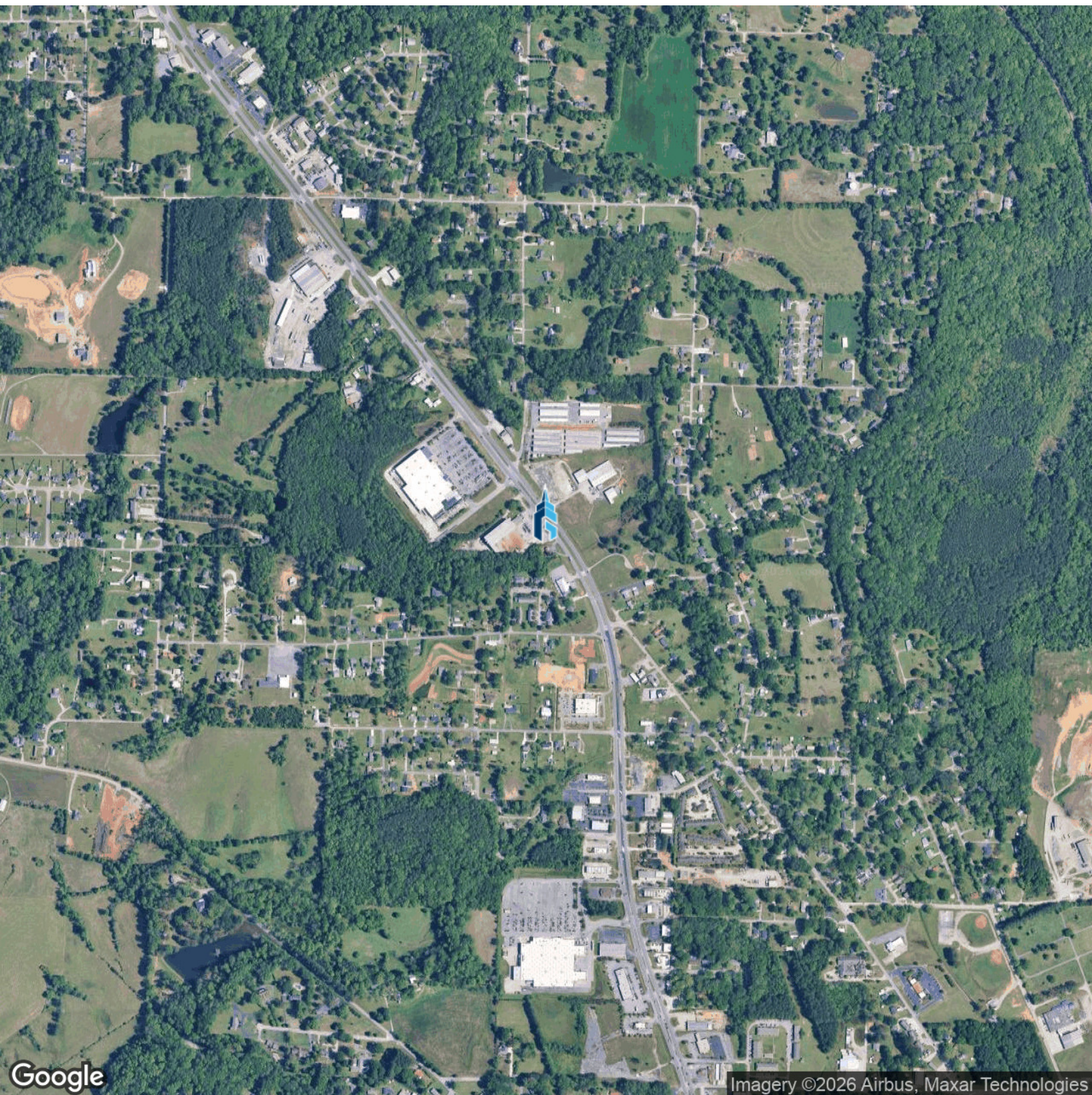
NOTE: DRAWING IS APPROXIMATE AND TO SCALE.

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.

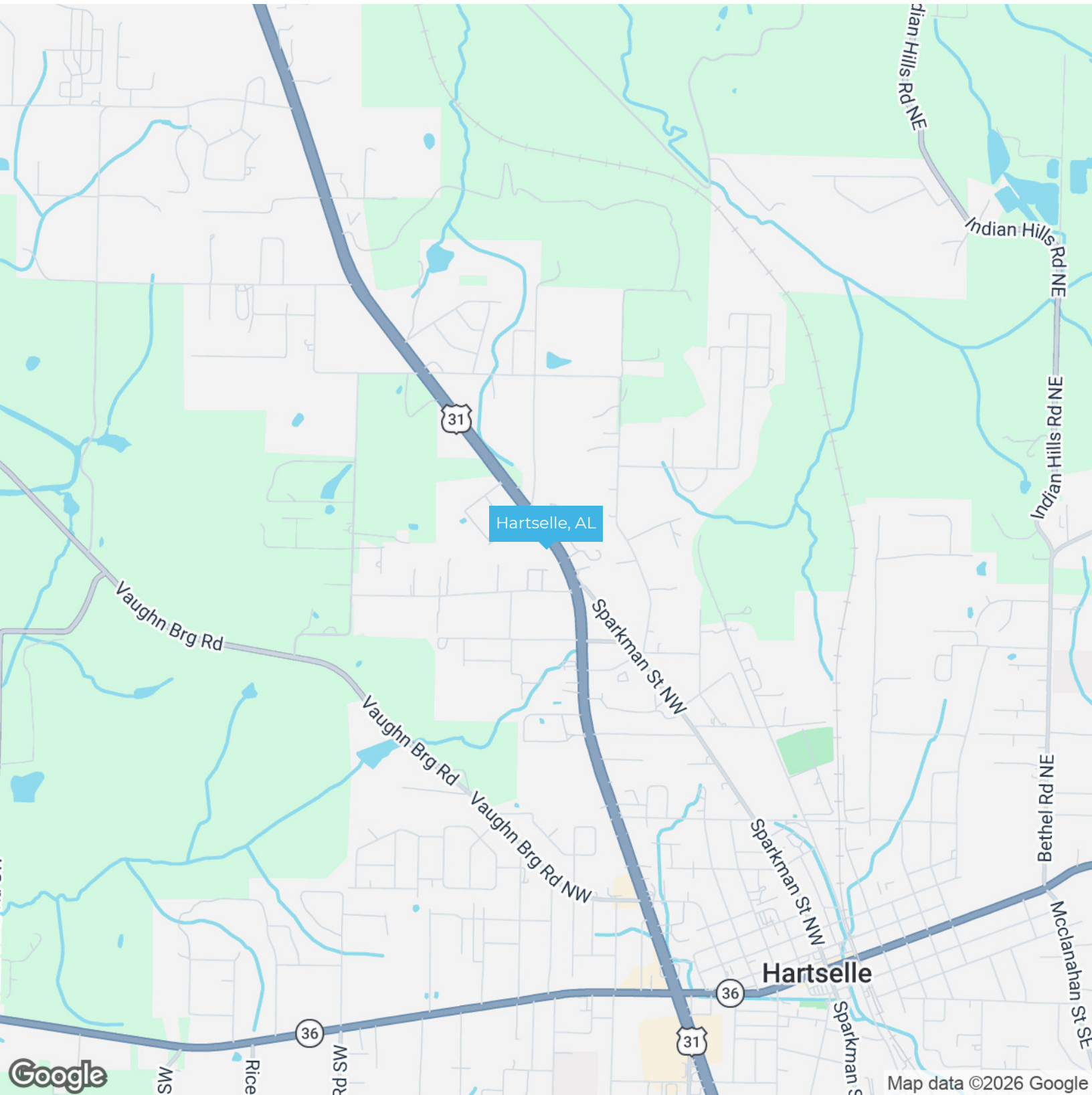


LOCATION INFORMATION

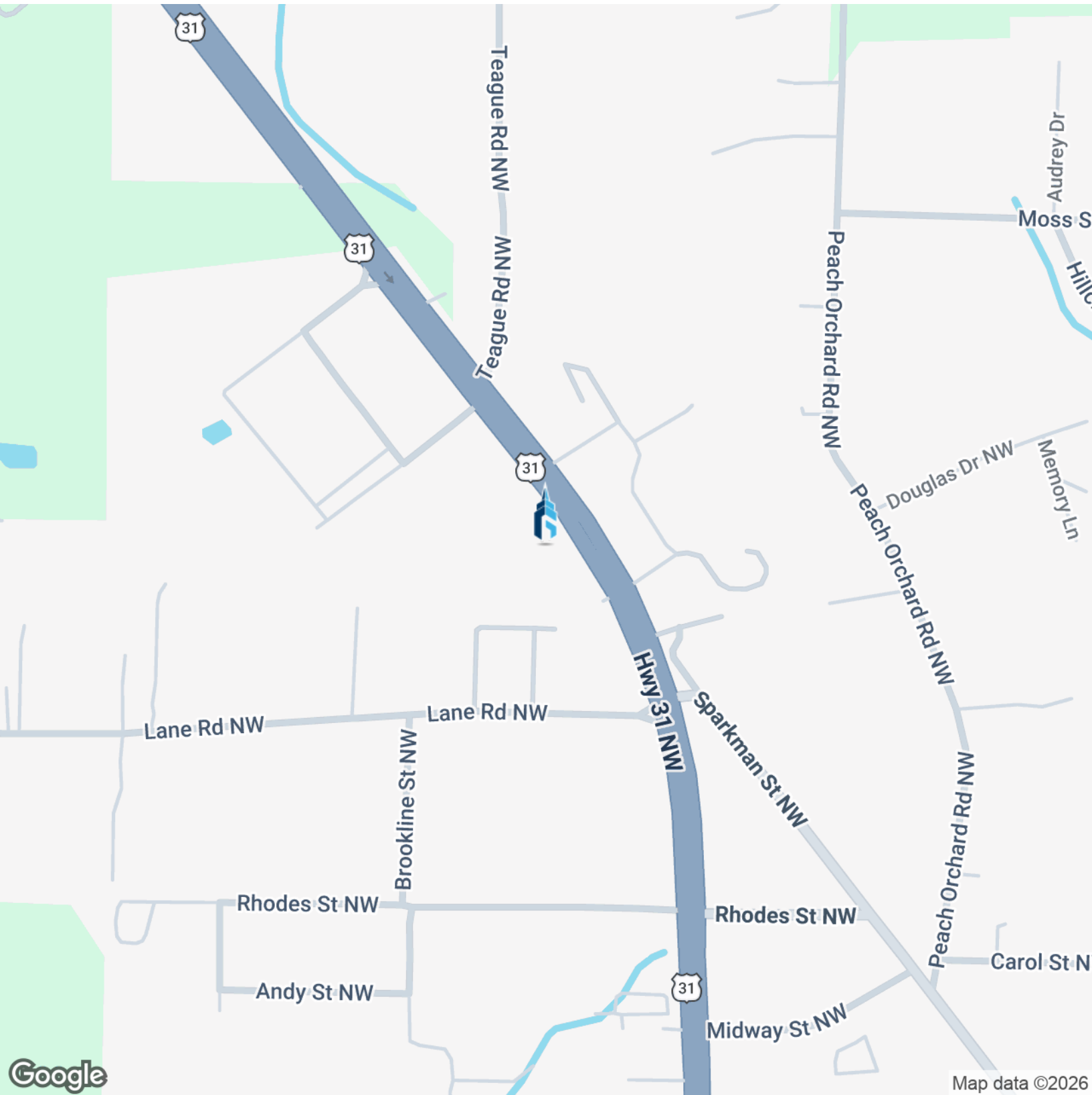
1635 Highway 31 NW, Hartselle, AL 35640



Imagery ©2026 Airbus, Maxar Technologies



LOCATION MAP





TRAFFIC DATA

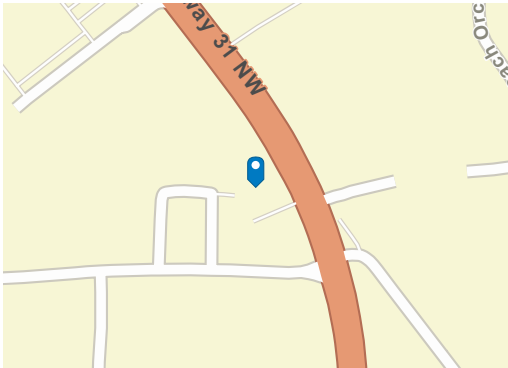
1635 Highway 31 NW, Hartselle, AL 35640

Traffic Count Map - Close Up

1635 Highway 31 NW, Hartselle, Alabama, 35640

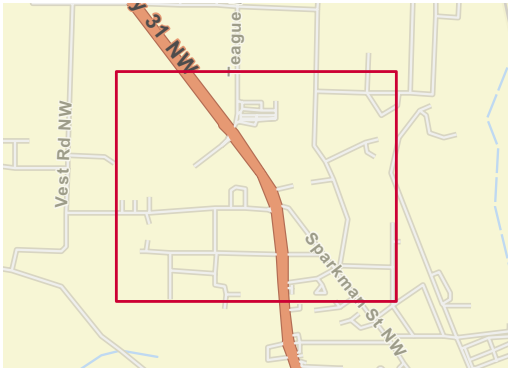


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

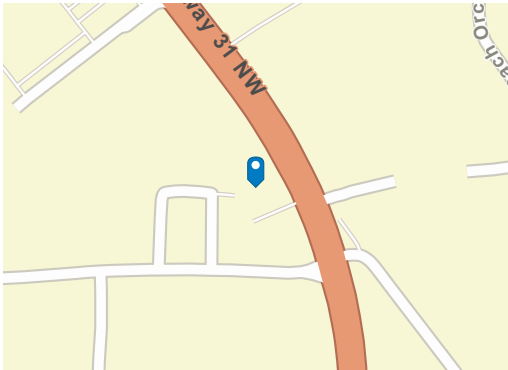
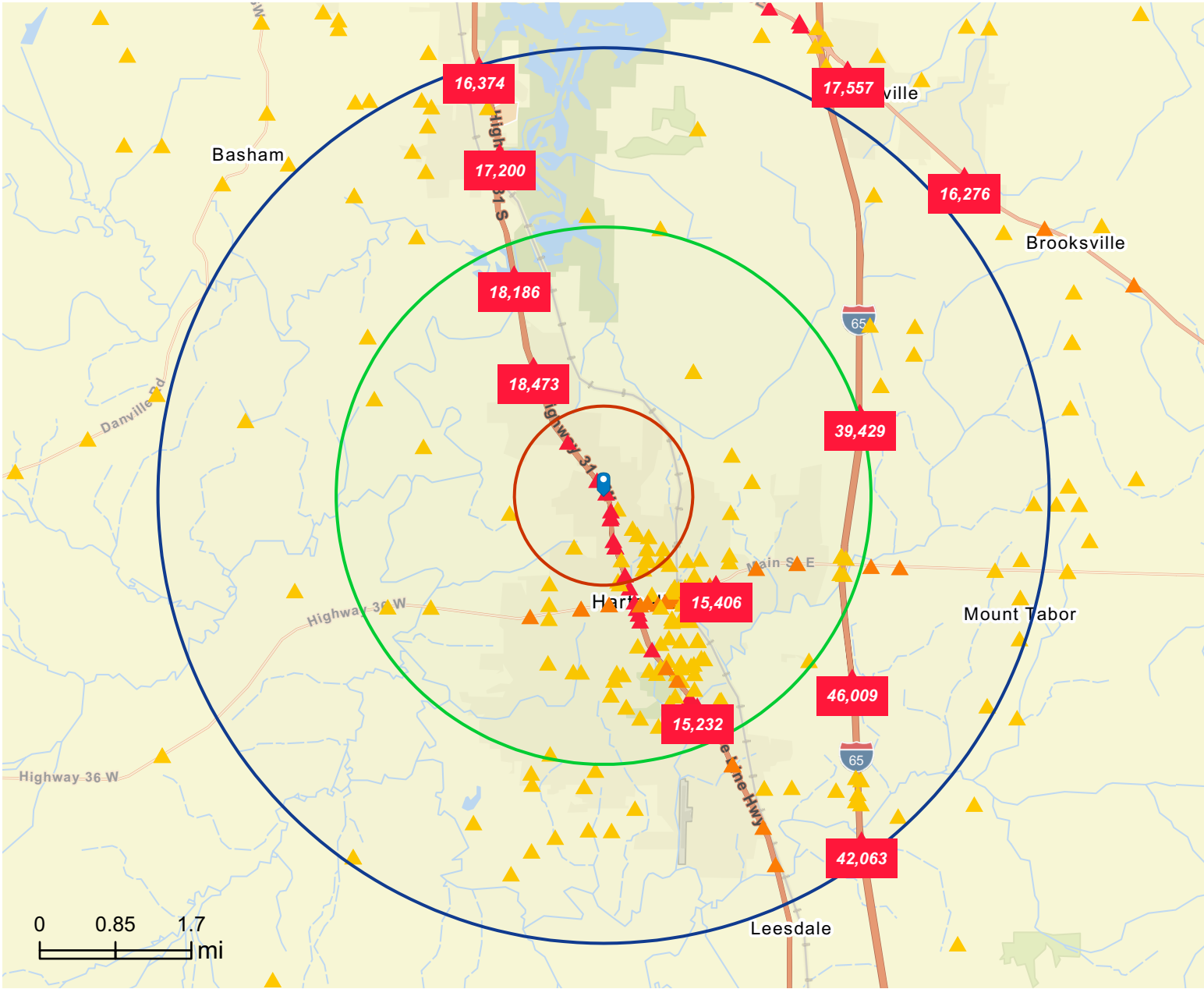


Traffic Count Map

1635 Highway 31 NW, Hartselle, Alabama, 35640

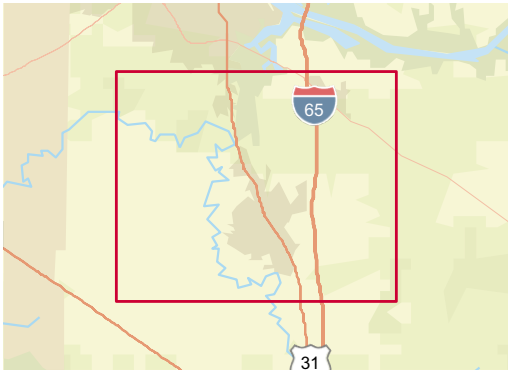


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

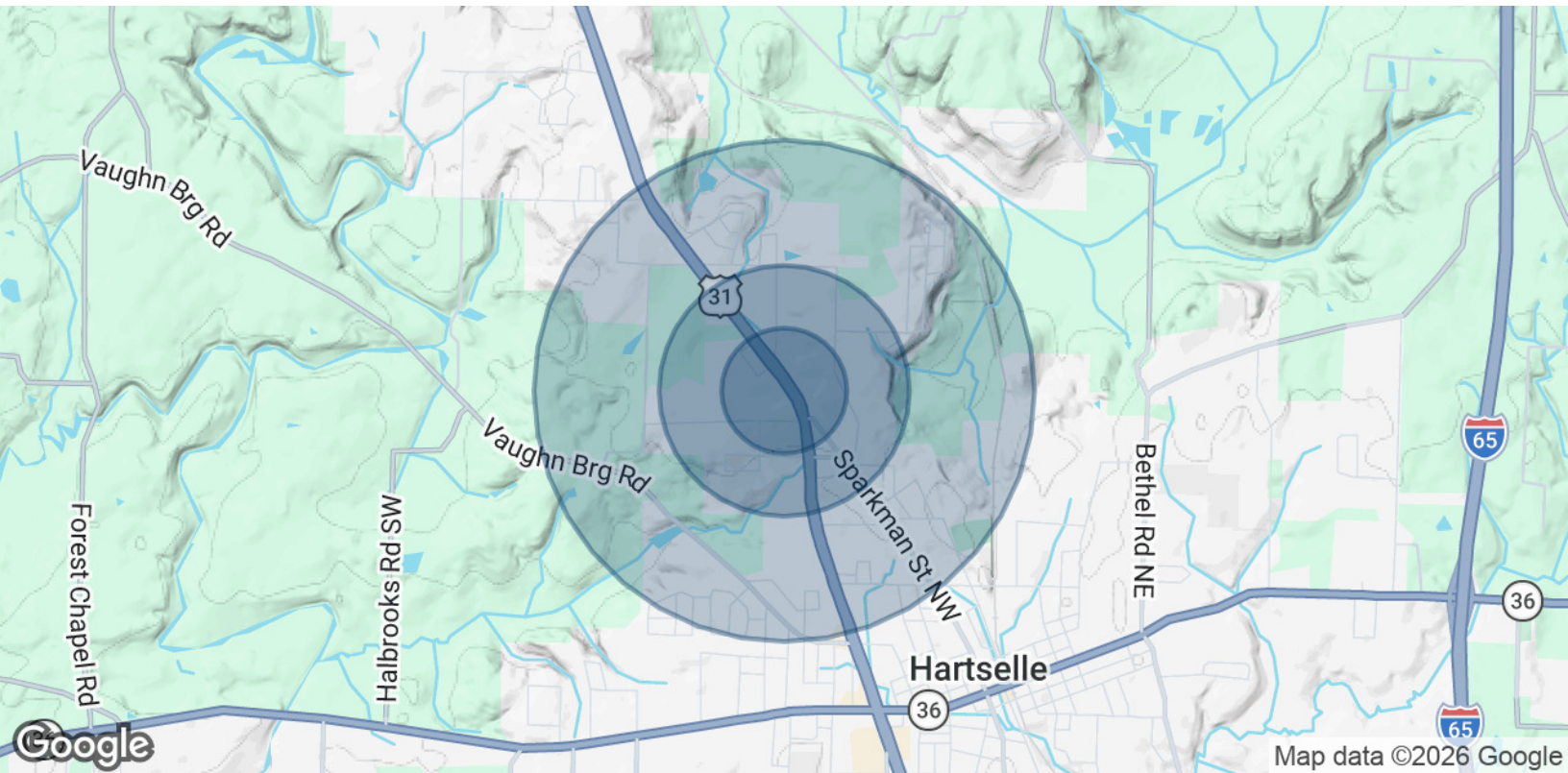




DEMOGRAPHICS

1635 Highway 31 NW, Hartselle, AL 35640

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	92	398	1,622
Average Age	39.6	39.8	39.9
Average Age (Male)	32.3	32.0	31.7
Average Age (Female)	46.5	46.6	46.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	30	136	568
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$92,754	\$89,147	\$86,597
Average House Value	\$233,594	\$215,687	\$207,993

2023 American Community Survey (ACS)

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,662	14,048	23,397
2020 Population	2,799	15,160	25,080
2025 Population	2,888	15,386	25,441
2030 Population	2,912	15,429	25,540
2010-2020 Annual Rate	0.50%	0.76%	0.70%
2020-2025 Annual Rate	0.60%	0.28%	0.27%
2025-2030 Annual Rate	0.17%	0.06%	0.08%

Age			
2025 Median Age	41.5	41.3	42.5
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	82.7%	86.2%	86.2%
Black Alone	6.1%	4.6%	4.2%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	0.4%	0.6%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.7%	1.6%	1.6%
Two or More Races	7.4%	6.4%	6.5%
Hispanic Origin	5.7%	3.5%	3.8%
Diversity Index	38.0	30.1	30.4

Households			
2010 Total Households	1,167	5,743	9,341
2020 Total Households	1,176	6,153	9,967
2025 Total Households	1,209	6,326	10,299
2030 Total Households	1,230	6,437	10,499
2010-2020 Annual Rate	0.08%	0.69%	0.65%
2020-2025 Annual Rate	0.53%	0.53%	0.63%
2025-2030 Annual Rate	0.35%	0.35%	0.39%
2025 Average Household Size	2.35	2.42	2.46
Wealth Index	84	85	93

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	19.7%	19.4%	20.4%
Median Household Income			
2025 Median Household Income	US\$80,021	US\$83,463	US\$85,580
2030 Median Household Income	US\$87,914	US\$93,465	US\$96,918
2025-2030 Annual Rate	1.90%	2.29%	2.52%
Average Household Income			
2025 Average Household Income	US\$99,594	US\$101,559	US\$106,130
2030 Average Household Income	US\$108,706	US\$111,239	US\$116,352
Per Capita Income			
2025 Per Capita Income	US\$39,763	US\$41,331	US\$43,025
2030 Per Capita Income	US\$43,746	US\$45,924	US\$47,890
2025-2030 Annual Rate	1.93%	2.13%	2.17%
Income Equality			
2025 Gini Index	44.1	42.8	42.5
Socioeconomic Status			
2025 Socioeconomic Status Index	53.5	53.3	52.7
Housing Unit Summary			
Housing Affordability Index	123	124	119
2010 Total Housing Units	1,256	6,135	10,021
2010 Owner Occupied Hus (%)	68.0%	73.5%	77.8%
2010 Renter Occupied Hus (%)	32.0%	26.6%	22.2%
2010 Vacant Housing Units (%)	7.1%	6.4%	6.8%
2020 Housing Units	1,267	6,588	10,692
2020 Owner Occupied HUs (%)	70.0%	72.0%	76.9%
2020 Renter Occupied HUs (%)	30.0%	27.9%	23.1%
Vacant Housing Units	9.0%	6.9%	7.0%
2025 Housing Units	1,298	6,772	11,030
Owner Occupied Housing Units	70.8%	73.0%	77.7%
Renter Occupied Housing Units	29.2%	27.1%	22.3%
Vacant Housing Units	6.9%	6.6%	6.6%
2030 Total Housing Units	1,317	6,869	11,211
2030 Owner Occupied Housing Units	876	4,732	8,208
2030 Renter Occupied Housing Units	354	1,705	2,292
2030 Vacant Housing Units	87	432	712



ADVISOR BIOS

1635 Highway 31 NW, Hartselle, AL 35640

**WILL SWANN****Commercial Agent**

wswann@gatewaycommercial.net

Direct: **256.355.0721 x301** | Cell: **256.606.2424**

AL #000173842-0

PROFESSIONAL BACKGROUND

Will Swann is a commercial real estate professional with Gateway Commercial Brokerage, specializing in healthcare-focused investment sales and value-add medical office assets across North Alabama. With a foundation built on years of leadership in the veterinary compounding pharmacy industry, Will brings a unique blend of operational discipline, financial acumen, and client-first service to the commercial real estate sector.

Before entering real estate, Will served as a leader in sterile compounding operations, multi-state regulatory expansion, product development, and sales strategy. His experience building processes, managing teams, and understanding the needs of medical professionals now gives him a distinct advantage as he helps investors identify and unlock value in medical strip centers, medical office buildings, and healthcare-adjacent retail properties.

A North Alabama native, Will is deeply invested in the communities he serves. He lives in Decatur with his wife and their two young children, who motivate his commitment to building a long-term career focused on integrity, exceptional service, and meaningful relationships. Known for his work ethic, curiosity, and entrepreneurial drive, Will strives to become the go-to commercial real estate advisor for investors and healthcare owners/operators across the region.

Whether assisting clients with acquisitions, dispositions, or long-term portfolio strategy, Will's mission is simple: deliver unmatched value, communicate with transparency, and work relentlessly to help his clients succeed.

EDUCATION

Will earned his Doctor of Pharmacy (PharmD) degree and spent his early career developing deep expertise in problem-solving, compliance, and strategic growth—skills he now applies to analyzing assets, evaluating risk, and managing long-term investment portfolios.

Gateway Commercial Brokerage, Inc.

300 Market St NE, Suite 3

Decatur, AL 35601

256.355.0721



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | 256.355.0721 | GATEWAYCOMMERCIAL.COM