



Riverside Gastroenterology  
*Trusting You Will*  
Thomas P. Short, M.D.

# TURN KEY MEDICAL OFFICE

1304 SOMERVILLE RD SE, DECATUR, AL 35601



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



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## Confidentiality & Disclaimer

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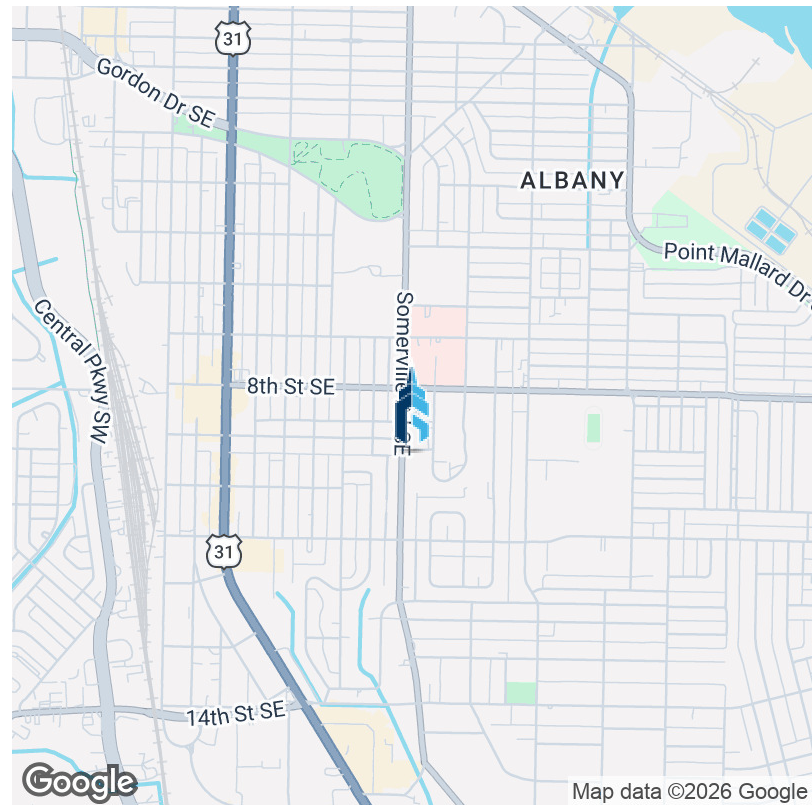
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OFFERING SUMMARY	
Lease Rate:	\$17 SF/yr (NNN)
Building Size:	2,655 SF
Lot Size:	0.29 Acres
Year Built:	1976
Zoning:	INST
Market:	Decatur
Submarket:	Medical District
Traffic Count:	8,294

## PROPERTY OVERVIEW

Discover the ideal space for your healthcare business at 1304 Somerville Rd SE, Decatur, AL, 35601. This exceptional property offers adaptable office spaces with customizable layouts to suit your unique needs. The property previously served as a medical facility, boasting specialized medical infrastructure, ample parking, a professional lobby, creating a welcoming and efficient environment for medical professionals and patients alike. Enjoy the convenience of nearby amenities and easy access to major transportation routes. With its prime location and impressive features, this property provides the perfect foundation for your healthcare business to thrive. Whether you're establishing a new medical practice or expanding your operations, this property offers the flexibility and functionality that your healthcare business demands.

## PROPERTY HIGHLIGHTS

- Specialized medical infrastructure for healthcare professionals
- Ample parking for tenants and visitors
- Professional lobby and welcoming reception area
- Convenient access to major transportation routes
- Prime location for visibility and accessibility

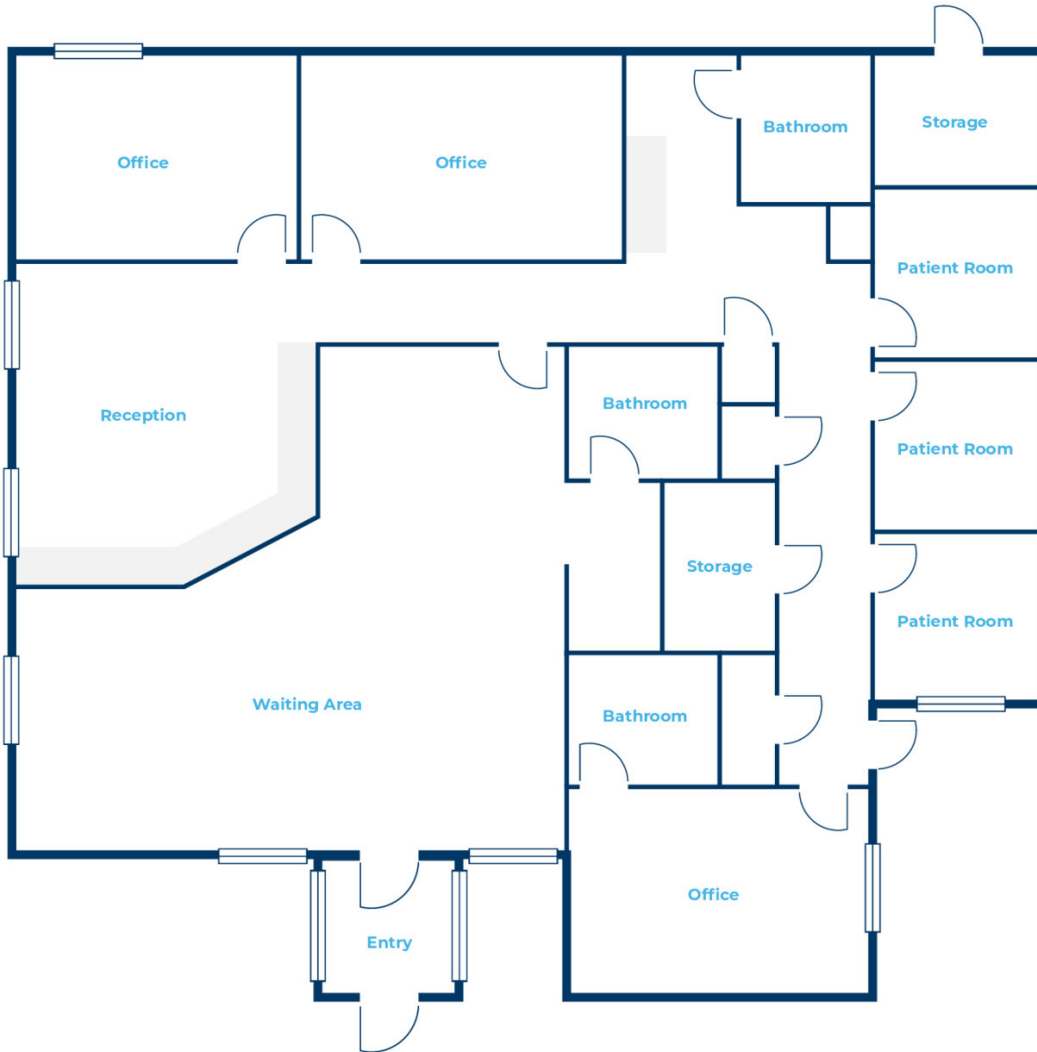


# PROPERTY INFORMATION

1304 Somerville Rd SE, Decatur, AL 35601

# INTERIOR PHOTOS





Somerville Rd

NOTE: ALL SQUARE FOOTAGES ARE 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.



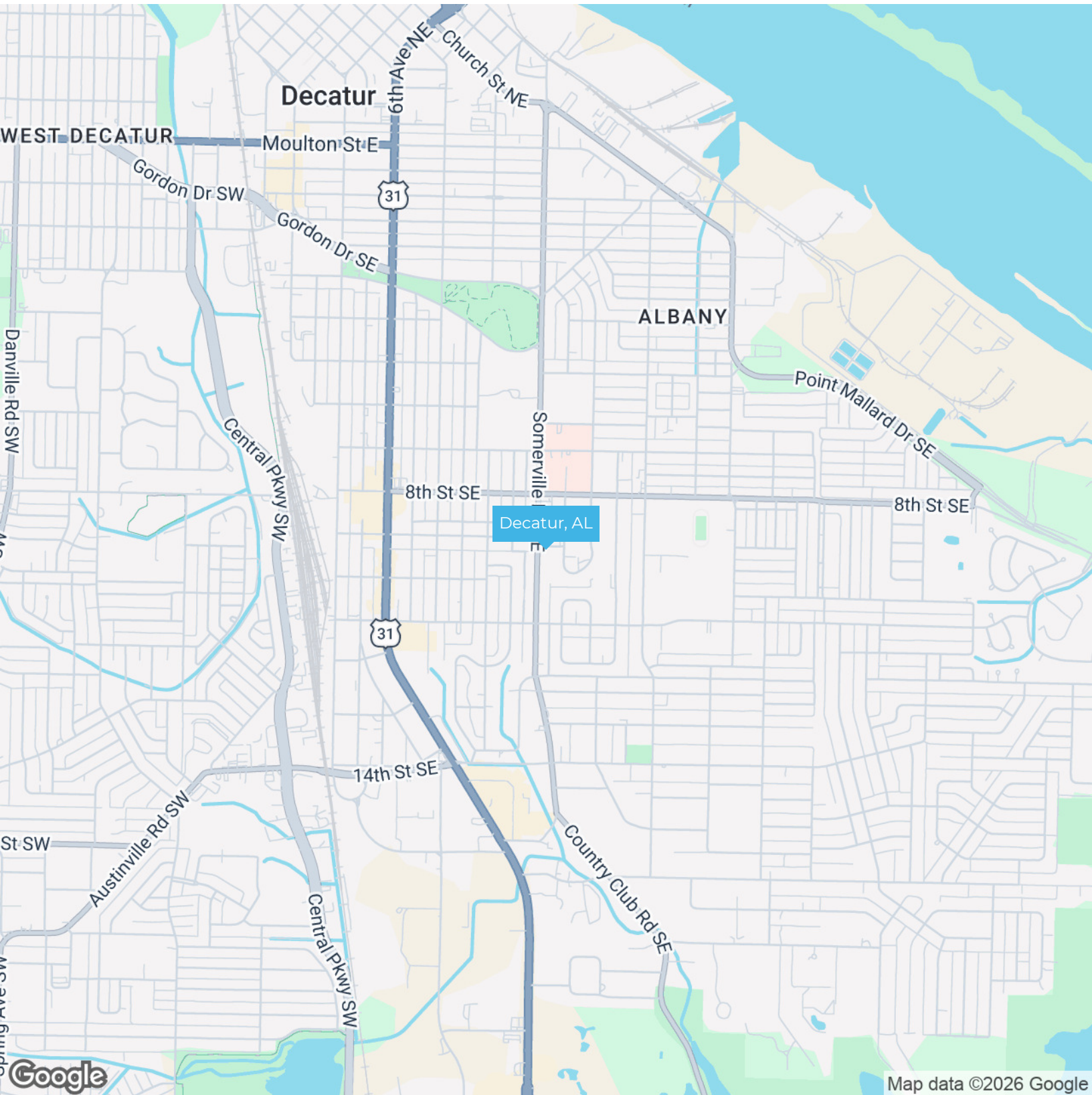
# LOCATION INFORMATION

1304 Somerville Rd SE, Decatur, AL 35601

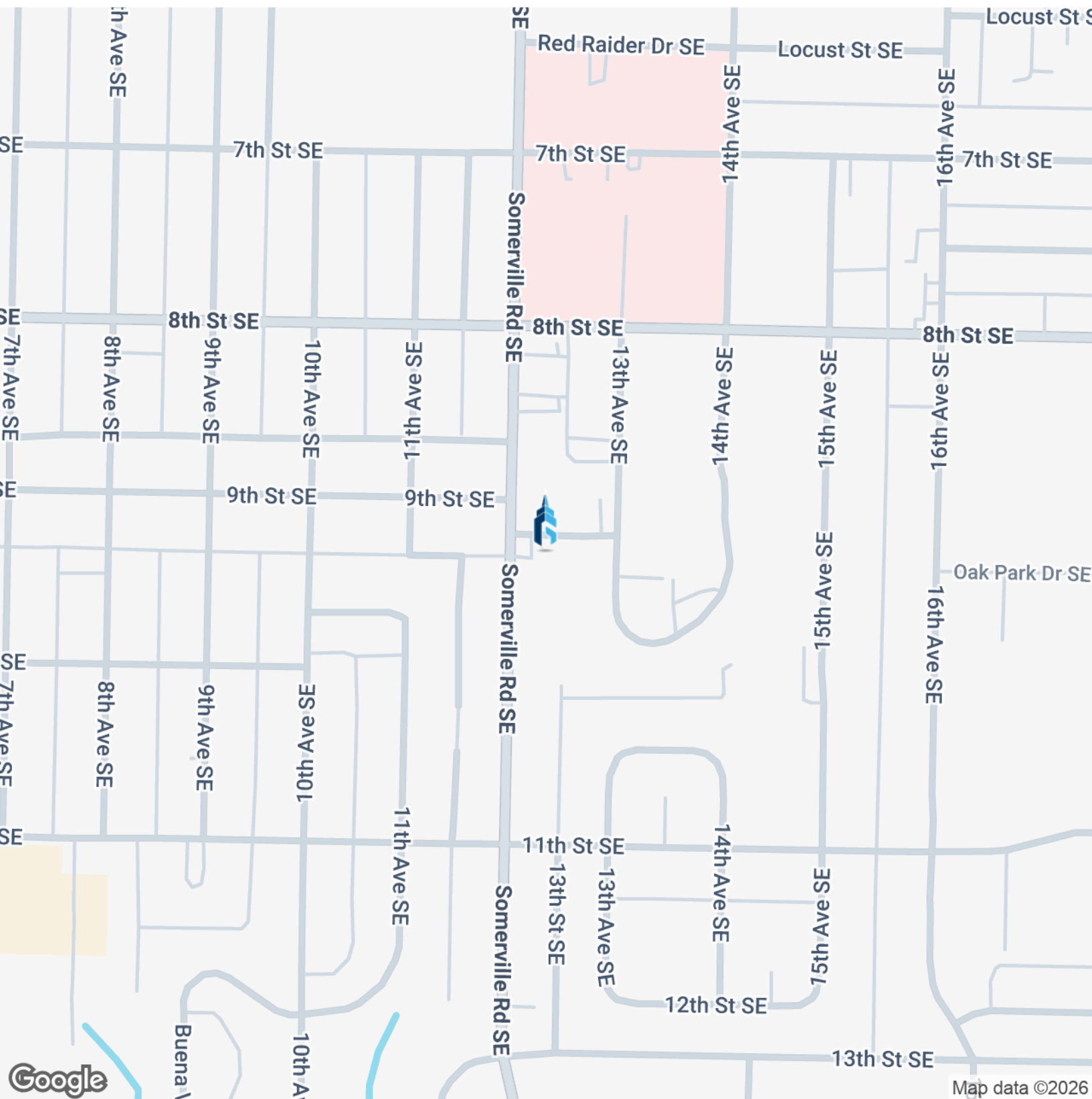
# RETAILER MAP

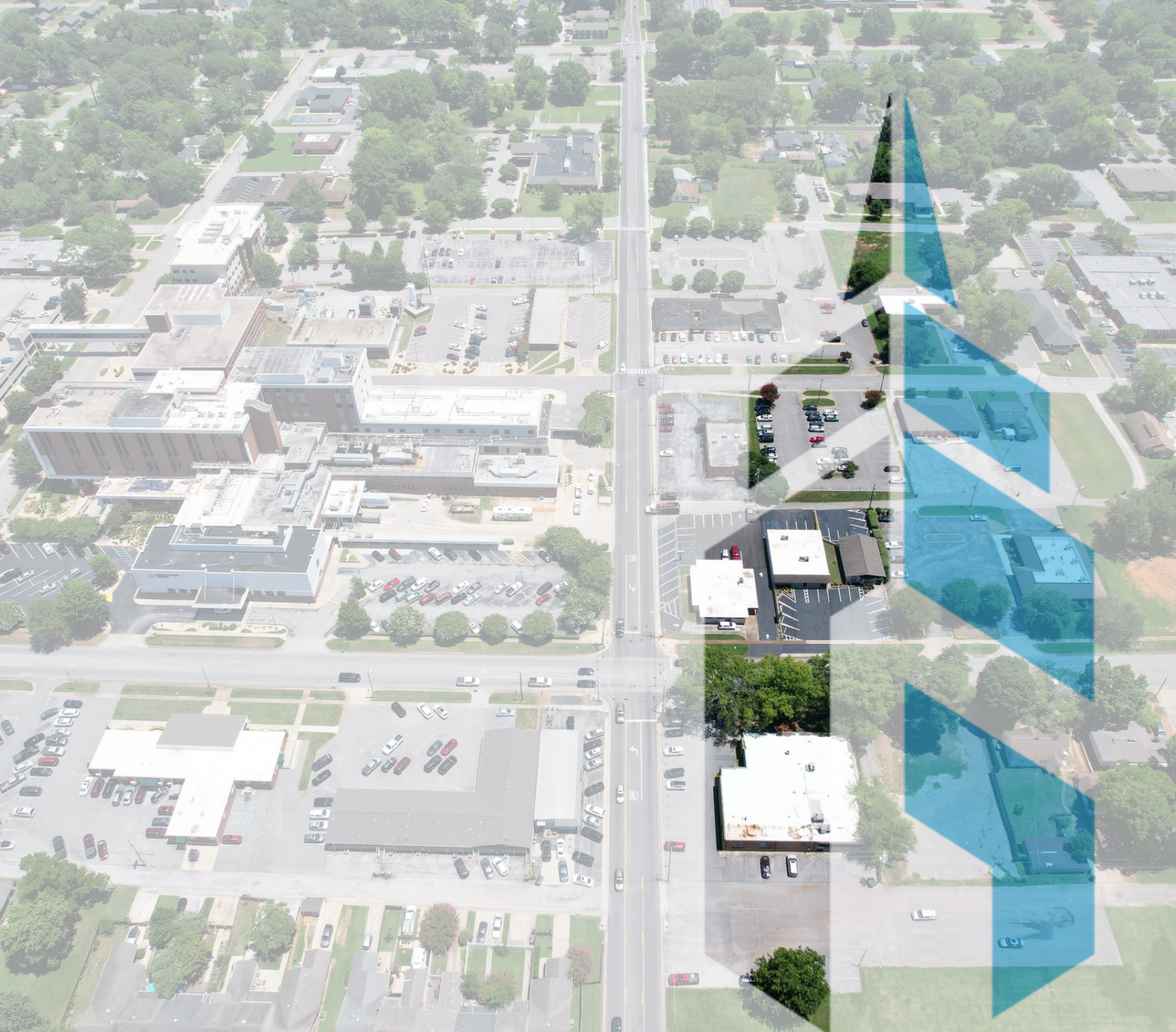


# REGIONAL MAP



# LOCATION MAP

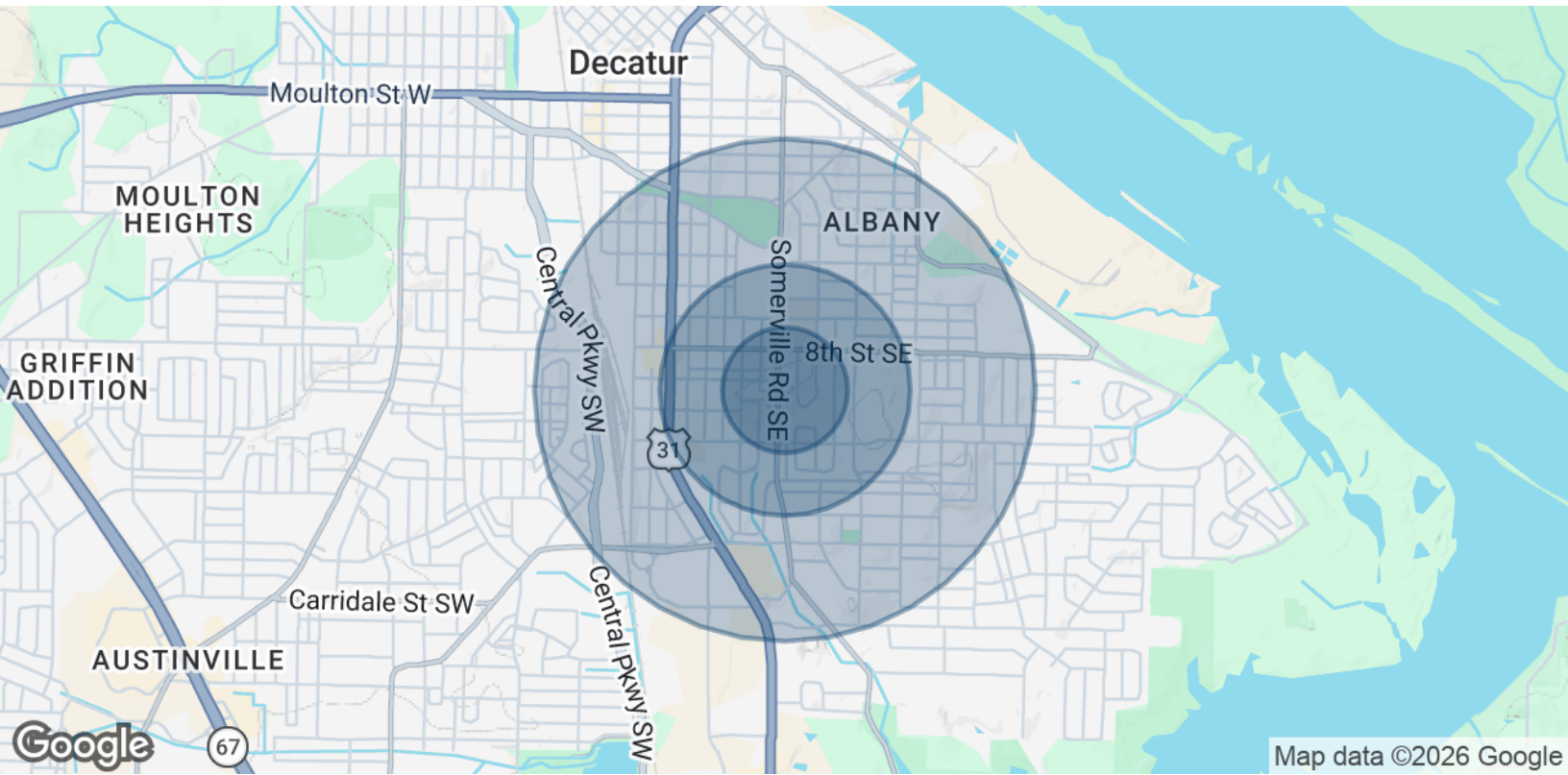




# DEMOGRAPHICS

1304 Somerville Rd SE, Decatur, AL 35601

# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	847	1,931	6,971
Average Age	40.6	39.1	38.2
Average Age (Male)	40.5	39.0	37.0
Average Age (Female)	40.0	35.3	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	265	696	2,728
# of Persons per HH	3.2	2.8	2.6
Average HH Income	\$73,951	\$63,713	\$67,153
Average House Value	\$152,778	\$128,156	\$144,308

2023 American Community Survey (ACS)

# Executive Summary

1304-1382 Somerville Rd SE  
 1304-1382 Somerville Rd SE, Decatur, Alabama, 35601  
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	8,361	39,290	56,720
2020 Population	8,384	40,452	58,186
2025 Population	8,432	40,490	58,443
2030 Population	8,524	40,600	58,648
2010-2020 Annual Rate	0.03%	0.29%	0.26%
2020-2025 Annual Rate	0.11%	0.02%	0.08%
2025-2030 Annual Rate	0.22%	0.05%	0.07%

Age	1 mile	3 miles	5 miles
2025 Median Age	39.0	38.0	39.7
U.S. median age is 39.1			


Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	55.5%	47.4%	54.1%
Black Alone	18.6%	26.8%	24.1%
American Indian Alone	0.9%	0.9%	0.8%
Asian Alone	0.7%	0.7%	1.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	15.7%	15.6%	12.0%
Two or More Races	8.4%	8.4%	8.0%
Hispanic Origin	21.9%	22.4%	17.8%
Diversity Index	75.3	78.6	73.7

Households	1 mile	3 miles	5 miles
2010 Total Households	3,448	15,740	22,731
2020 Total Households	3,495	16,324	23,675
2025 Total Households	3,646	16,859	24,471
2030 Total Households	3,737	17,162	24,947
2010-2020 Annual Rate	0.14%	0.36%	0.41%
2020-2025 Annual Rate	0.81%	0.62%	0.63%
2025-2030 Annual Rate	0.49%	0.36%	0.39%
2025 Average Household Size	2.21	2.30	2.32
Wealth Index	59	52	69

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	20.0%	19.1%	19.3%
<b>Median Household Income</b>			
2025 Median Household Income	US\$56,110	US\$56,163	US\$66,866
2030 Median Household Income	US\$62,701	US\$62,807	US\$76,362
2025-2030 Annual Rate	2.25%	2.26%	2.69%
<b>Average Household Income</b>			
2025 Average Household Income	US\$78,843	US\$73,070	US\$85,892
2030 Average Household Income	US\$86,247	US\$79,338	US\$93,154
<b>Per Capita Income</b>			
2025 Per Capita Income	US\$33,316	US\$30,437	US\$36,160
2030 Per Capita Income	US\$36,958	US\$33,527	US\$39,831
2025-2030 Annual Rate	2.10%	1.95%	1.95%
<b>Income Equality</b>			
2025 Gini Index	44.8	43.5	43.6
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	44.1	41.9	44.9
<b>Housing Unit Summary</b>			
Housing Affordability Index	117	123	123
2010 Total Housing Units	3,875	17,316	24,712
2010 Owner Occupied Hus (%)	56.5%	55.9%	61.8%
2010 Renter Occupied Hus (%)	43.6%	44.1%	38.2%
2010 Vacant Housing Units (%)	11.0%	9.1%	8.0%
2020 Housing Units	3,886	17,769	25,506
2020 Owner Occupied HUs (%)	54.1%	51.8%	58.8%
2020 Renter Occupied HUs (%)	45.9%	48.2%	41.2%
Vacant Housing Units	9.8%	8.1%	7.2%
2025 Housing Units	3,942	18,092	26,097
Owner Occupied Housing Units	55.1%	52.6%	59.7%
Renter Occupied Housing Units	44.9%	47.4%	40.3%
Vacant Housing Units	7.5%	6.8%	6.2%
2030 Total Housing Units	4,027	18,376	26,540
2030 Owner Occupied Housing Units	2,078	9,150	15,042
2030 Renter Occupied Housing Units	1,659	8,013	9,905
2030 Vacant Housing Units	290	1,214	1,593

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

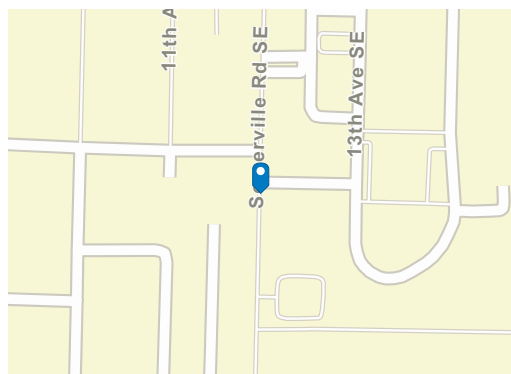
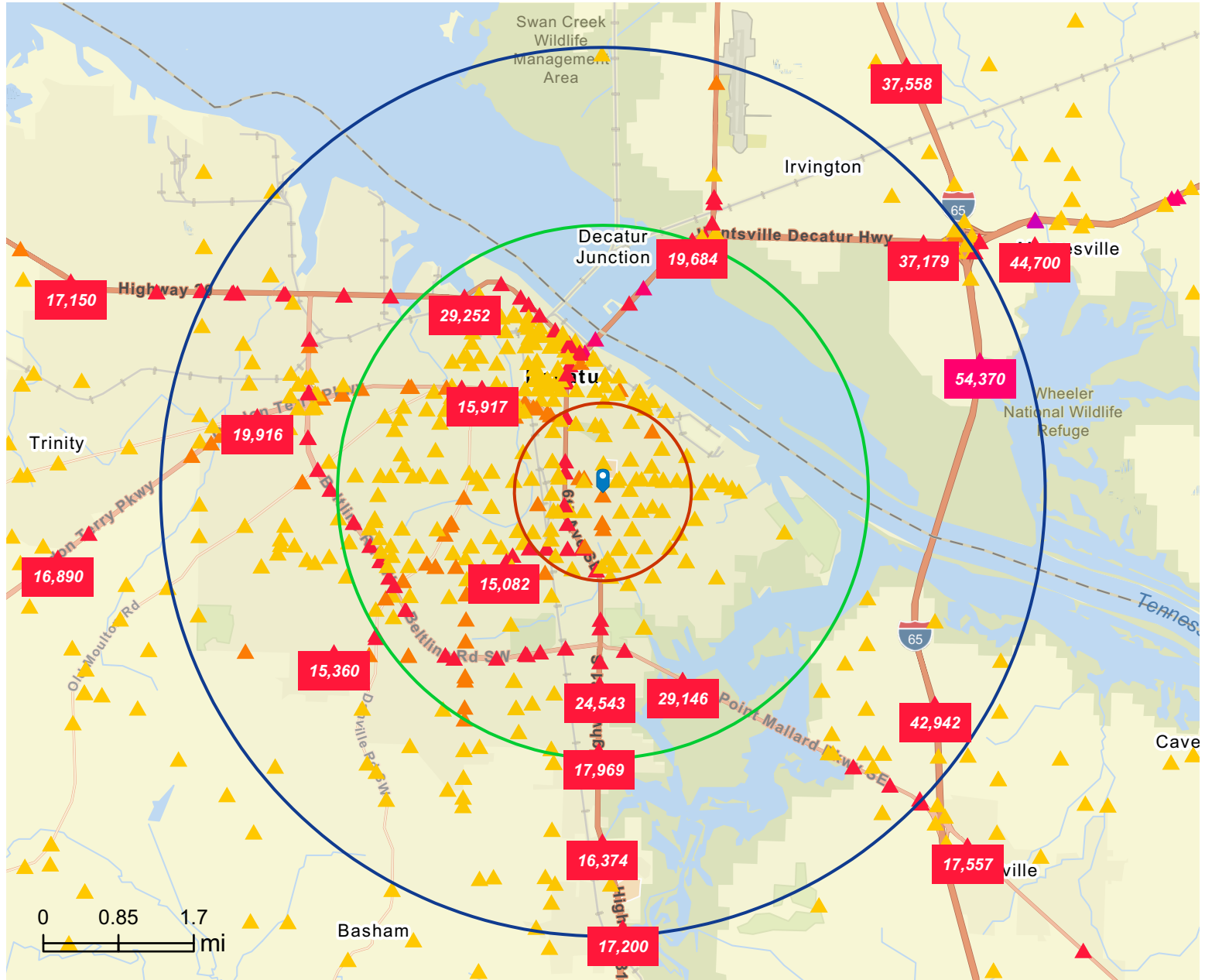


# TRAFFIC DATA

1304 Somerville Rd SE, Decatur, AL 35601

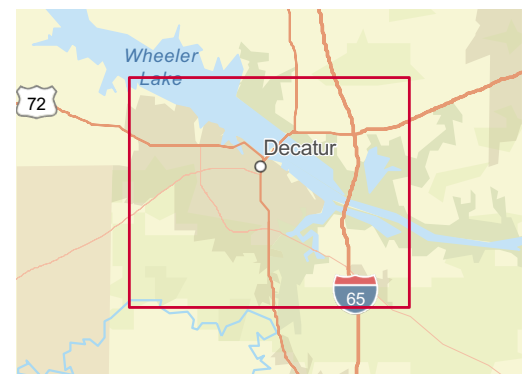
# Traffic Count Map

1304-1382 Somerville Rd SE  
 1304-1382 Somerville Rd SE, Decatur, Alabama, 35601  
 Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

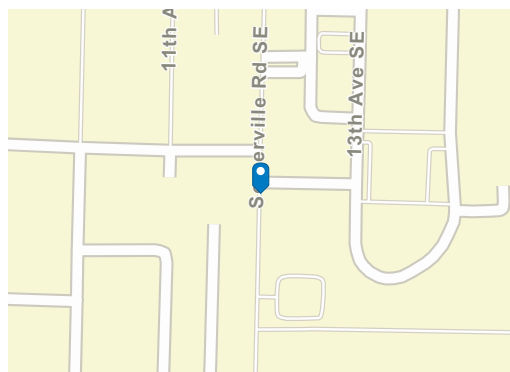
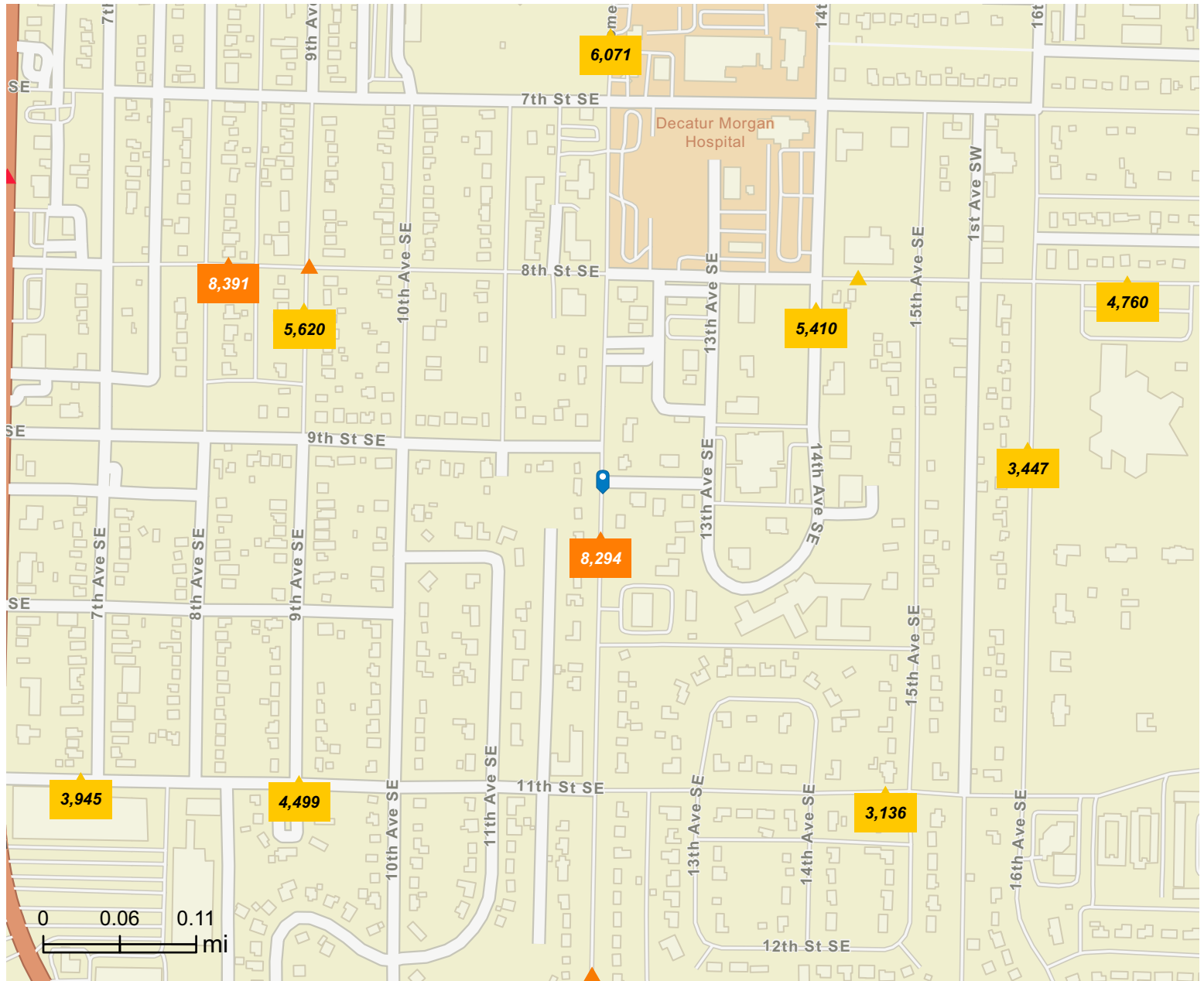
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



**Source:** Traffic Counts (2025)

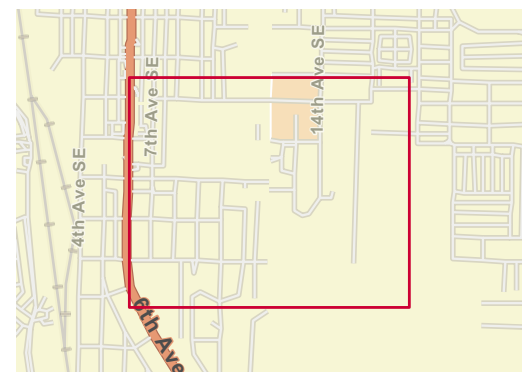
# Traffic Count Map - Close Up

1304-1382 Somerville Rd SE  
 1304-1382 Somerville Rd SE, Decatur, Alabama, 35601  
 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



[Source:](#) Traffic Counts (2025)



# ADVISOR BIOS

1304 Somerville Rd SE, Decatur, AL 35601



### 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.



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