



HIGH-END MEDICAL / EXECUTIVE OFFICE BUILDING

431 JOHNSTON ST SE, DECATUR, AL 35601



GATEWAY
COMMERCIAL BROKERAGE

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

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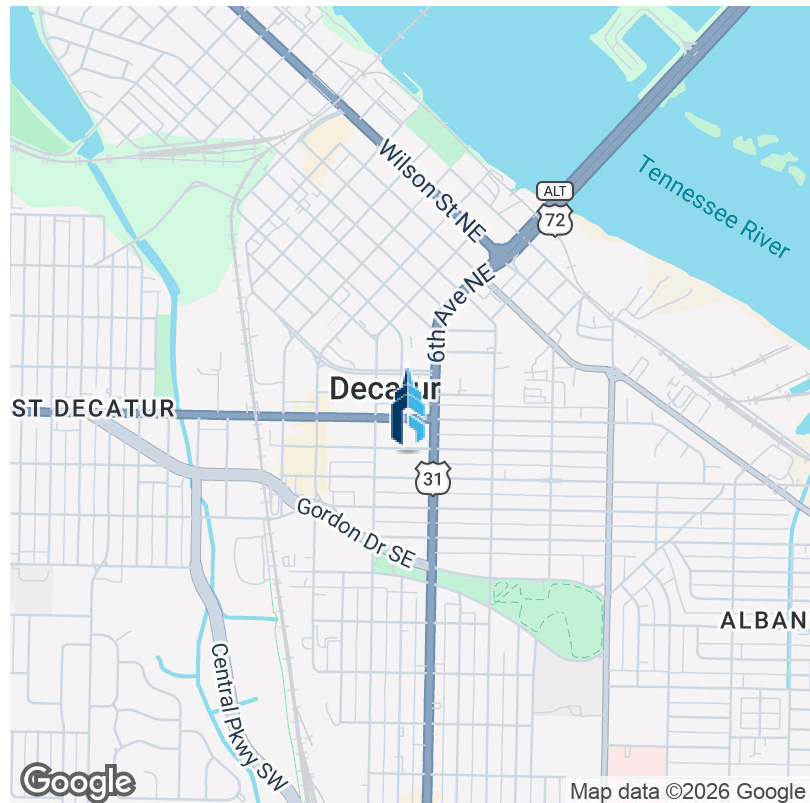
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OFFERING SUMMARY

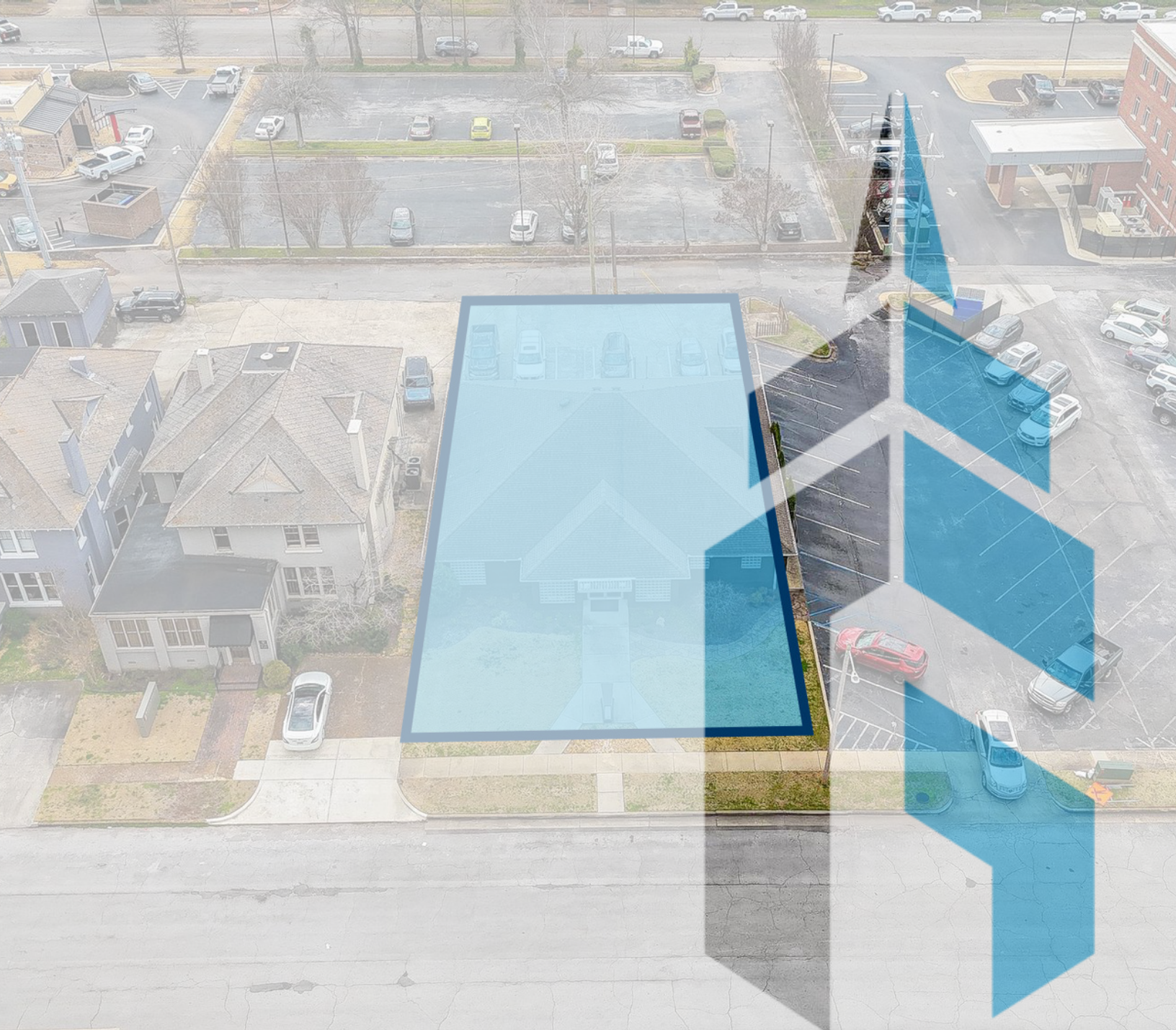
Sale Price:	\$850,000
Lease Rate:	\$16 SF/yr (NNN)
Building Size:	4,100 SF
Lot Size:	0.2 Acres
Price / SF:	\$207.32
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1978
Renovated:	2023
Zoning:	CC
Market:	Decatur
Submarket:	Southeast

PROPERTY OVERVIEW

Gateway Commercial Brokerage is proud to present this impeccably renovated office building in the thriving Decatur market. Originally constructed in 1978, the property was comprehensively renovated in 2023 and now boasts high-end finishes that are perfectly suited for medical and/or executive office space. With its contemporary updates and strategic location, this property offers an owner-operator or investor an attractive opportunity in downtown Decatur's dynamic commercial real estate market. Buyer to verify all information during due diligence.

PROPERTY HIGHLIGHTS

- 4,100 SF building
- Built in 1978
- Renovated in 2023
- Zoned CC
- Strategic downtown Decatur location



PROPERTY INFORMATION

431 Johnston St SE, Decatur, AL 35601



EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLANS



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 Offering is subject to change or be withdrawn without notice.

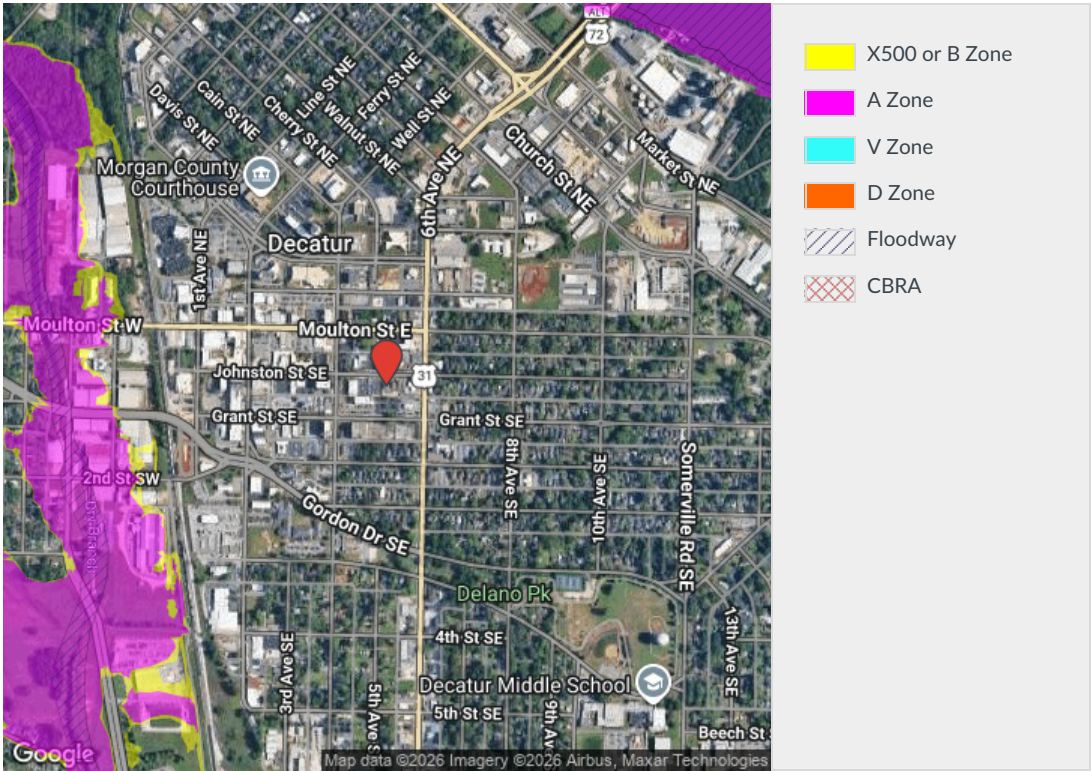
431 JOHNSTON ST SE DECATUR, AL 35601-3007

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0076F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0076F

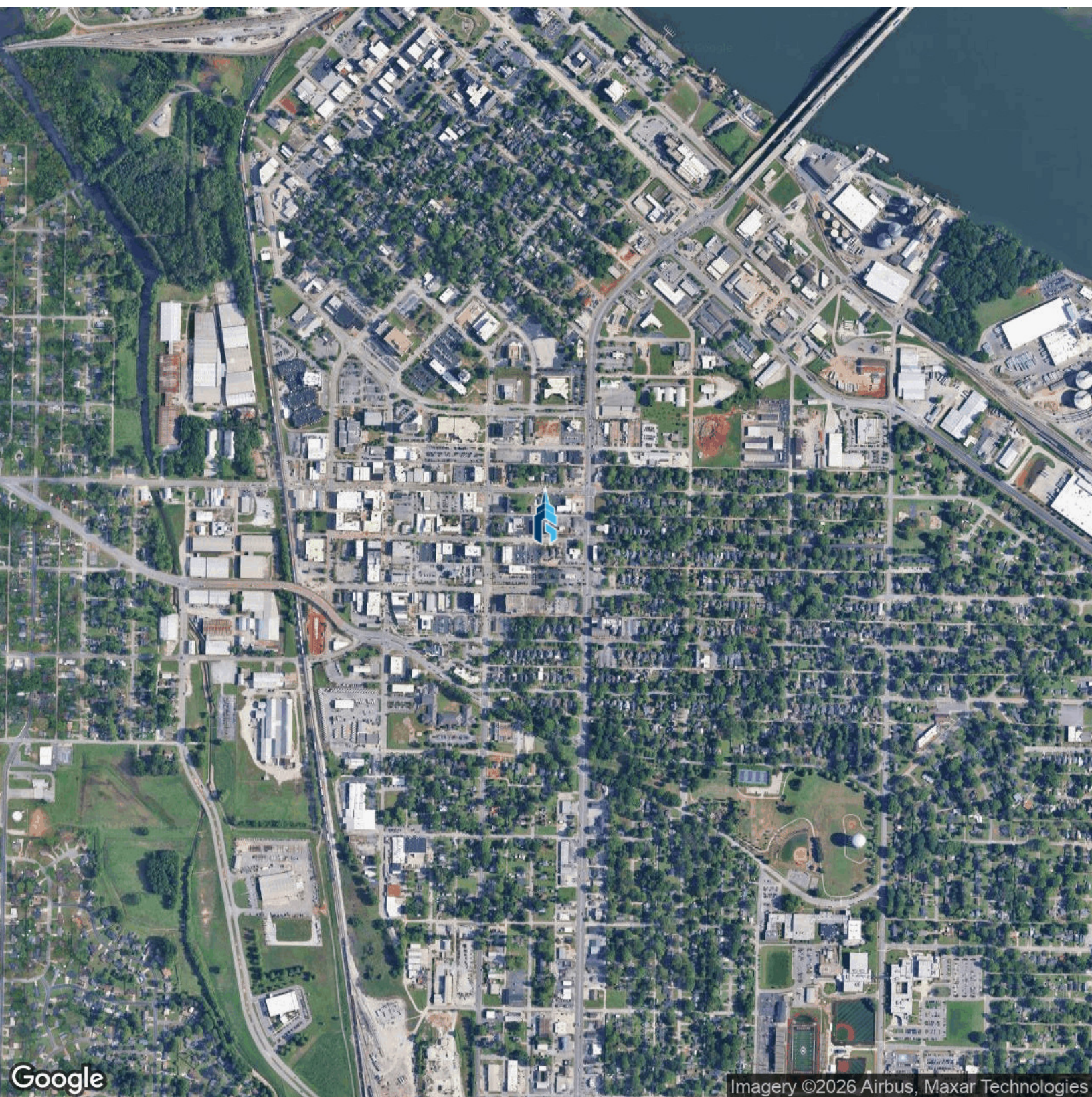




LOCATION INFORMATION

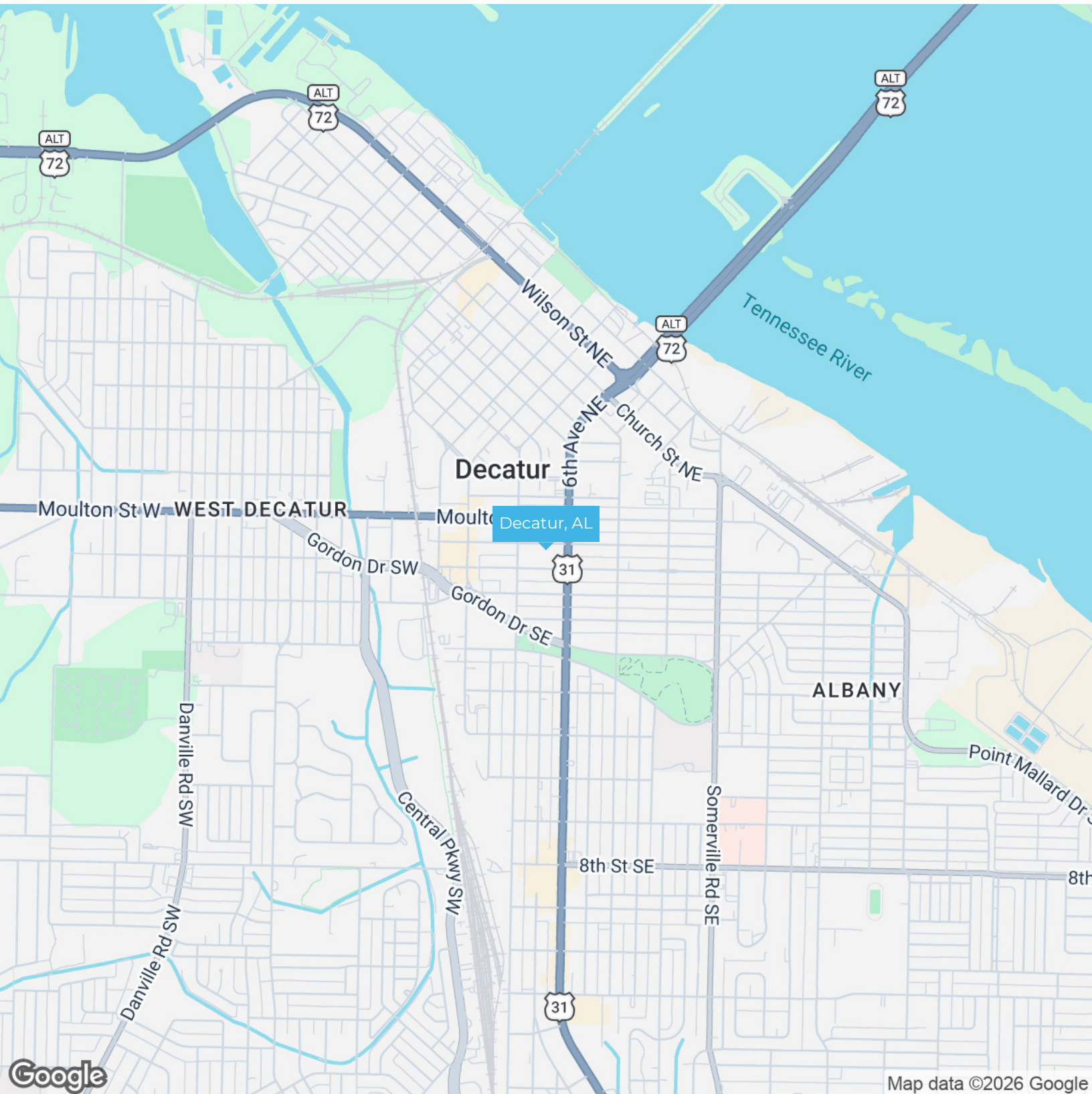
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AERIAL MAP

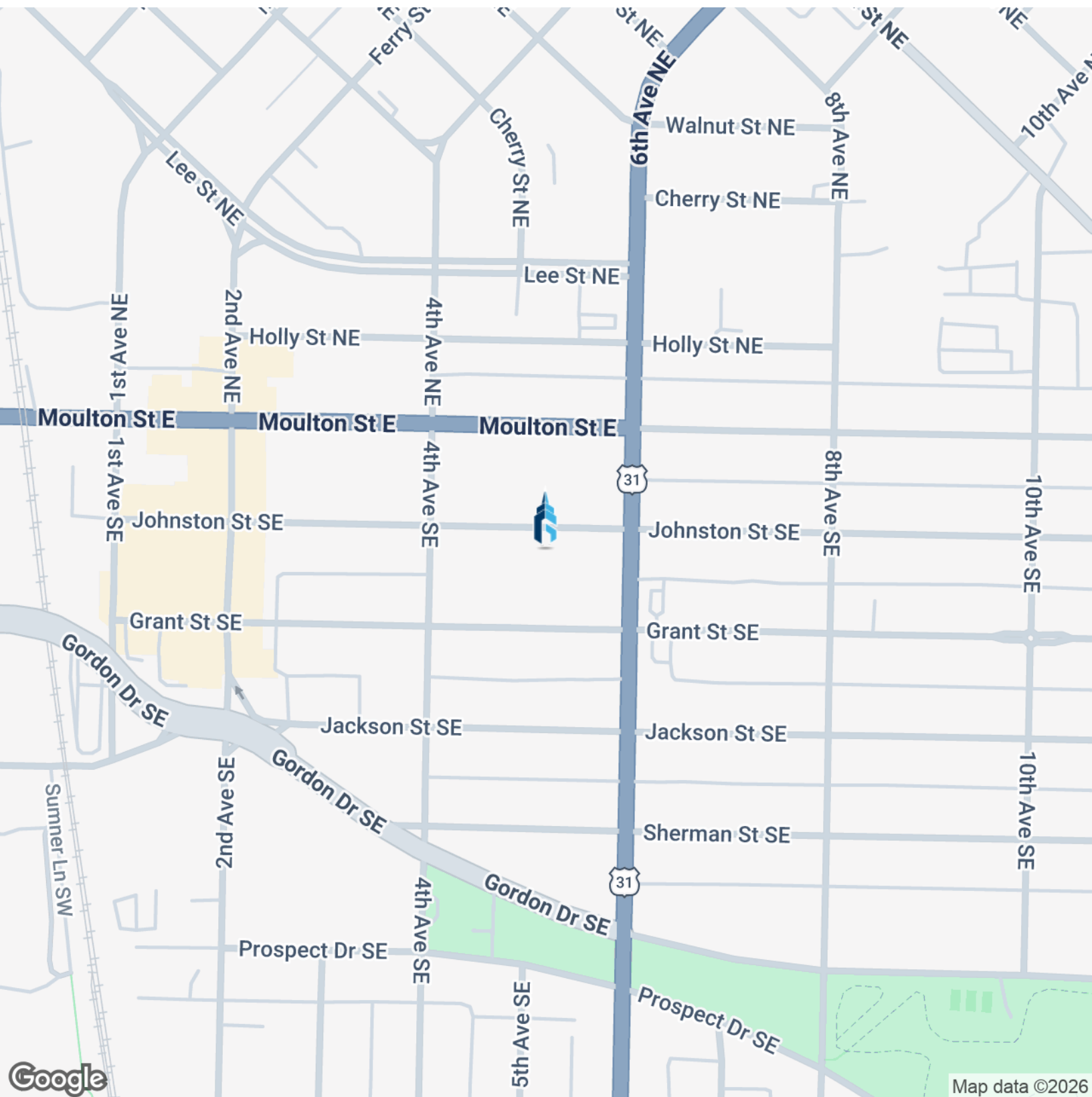


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REGIONAL MAP



LOCATION MAP

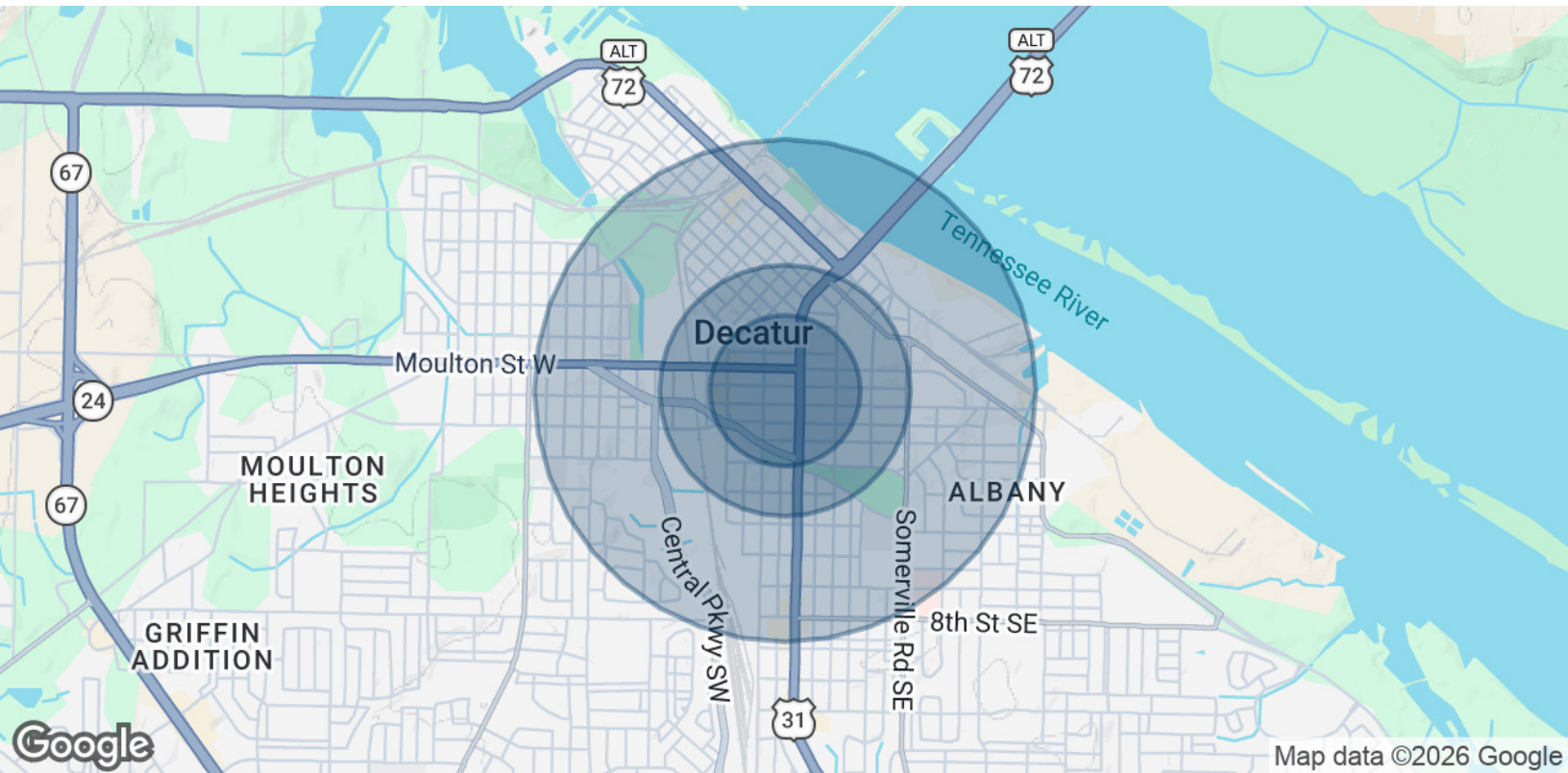




DEMOGRAPHICS

431 Johnston St SE, Decatur, AL 35601

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	492	1,825	6,984
Average Age	41	42	41
Average Age (Male)	39	40	40
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	149	606	2,839
# of Persons per HH	3.3	3	2.5
Average HH Income	\$79,309	\$77,373	\$61,545
Average House Value	\$214,764	\$214,490	\$175,764

2020 American Community Survey (ACS)

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	6,283	34,041	54,608
2020 Population	6,462	34,357	55,784
2025 Population	6,514	34,345	55,678
2030 Population	6,585	34,524	55,804
2010-2020 Annual Rate	0.28%	0.09%	0.21%
2020-2025 Annual Rate	0.15%	-0.01%	-0.04%
2025-2030 Annual Rate	0.22%	0.10%	0.05%

Age			
2025 Median Age	40.1	38.5	39.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	50.9%	46.9%	52.6%
Black Alone	23.2%	26.1%	25.0%
American Indian Alone	0.9%	1.0%	0.8%
Asian Alone	1.2%	0.6%	0.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	16.2%	16.9%	12.6%
Two or More Races	7.5%	8.4%	8.0%
Hispanic Origin	22.9%	24.0%	18.4%
Diversity Index	77.7	79.4	74.7

Households			
2010 Total Households	2,656	13,095	21,839
2020 Total Households	2,718	13,383	22,696
2025 Total Households	2,826	13,846	23,403
2030 Total Households	2,887	14,129	23,839
2010-2020 Annual Rate	0.23%	0.22%	0.39%
2020-2025 Annual Rate	0.74%	0.65%	0.59%
2025-2030 Annual Rate	0.43%	0.41%	0.37%
2025 Average Household Size	2.02	2.36	2.31
Wealth Index	39	54	65

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	22.3%	19.5%	19.2%
Median Household Income			
2025 Median Household Income	\$47,504	\$55,637	\$64,899
2030 Median Household Income	\$53,135	\$62,436	\$75,029
2025-2030 Annual Rate	2.27%	2.33%	2.94%
Average Household Income			
2025 Average Household Income	\$64,247	\$74,483	\$83,579
2030 Average Household Income	\$68,530	\$80,998	\$90,604
Per Capita Income			
2025 Per Capita Income	\$27,637	\$30,406	\$35,147
2030 Per Capita Income	\$29,727	\$33,542	\$38,689
2025-2030 Annual Rate	1.47%	1.98%	1.94%
Income Equality			
2025 Gini Index	44.0	44.2	43.5
Socioeconomic Status			
2025 Socioeconomic Status Index	44.4	41.8	44.2
Housing Unit Summary			
Housing Affordability Index	105	119	123
2010 Total Housing Units	3,084	14,442	23,747
2010 Owner Occupied Hus (%)	51.2%	59.8%	60.6%
2010 Renter Occupied Hus (%)	48.9%	40.2%	39.4%
2010 Vacant Housing Units (%)	13.9%	9.3%	8.0%
2020 Housing Units	3,073	14,657	24,453
2020 Owner Occupied HUs (%)	48.3%	55.7%	57.5%
2020 Renter Occupied HUs (%)	51.7%	44.3%	42.5%
Vacant Housing Units	11.4%	8.7%	7.2%
2025 Housing Units	3,129	14,923	24,940
Owner Occupied Housing Units	49.4%	56.5%	58.3%
Renter Occupied Housing Units	50.6%	43.5%	41.7%
Vacant Housing Units	9.7%	7.2%	6.2%
2030 Total Housing Units	3,186	15,182	25,343
2030 Owner Occupied Housing Units	1,445	8,066	14,043
2030 Renter Occupied Housing Units	1,442	6,063	9,796
2030 Vacant Housing Units	299	1,053	1,504



TRAFFIC DATA

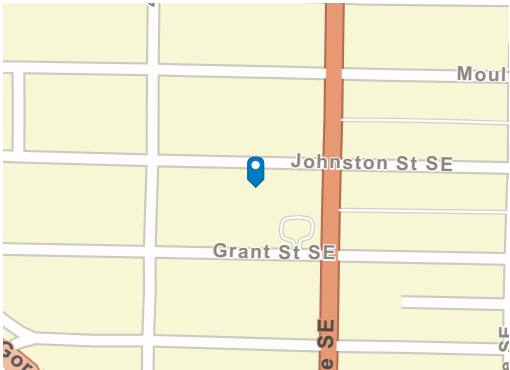
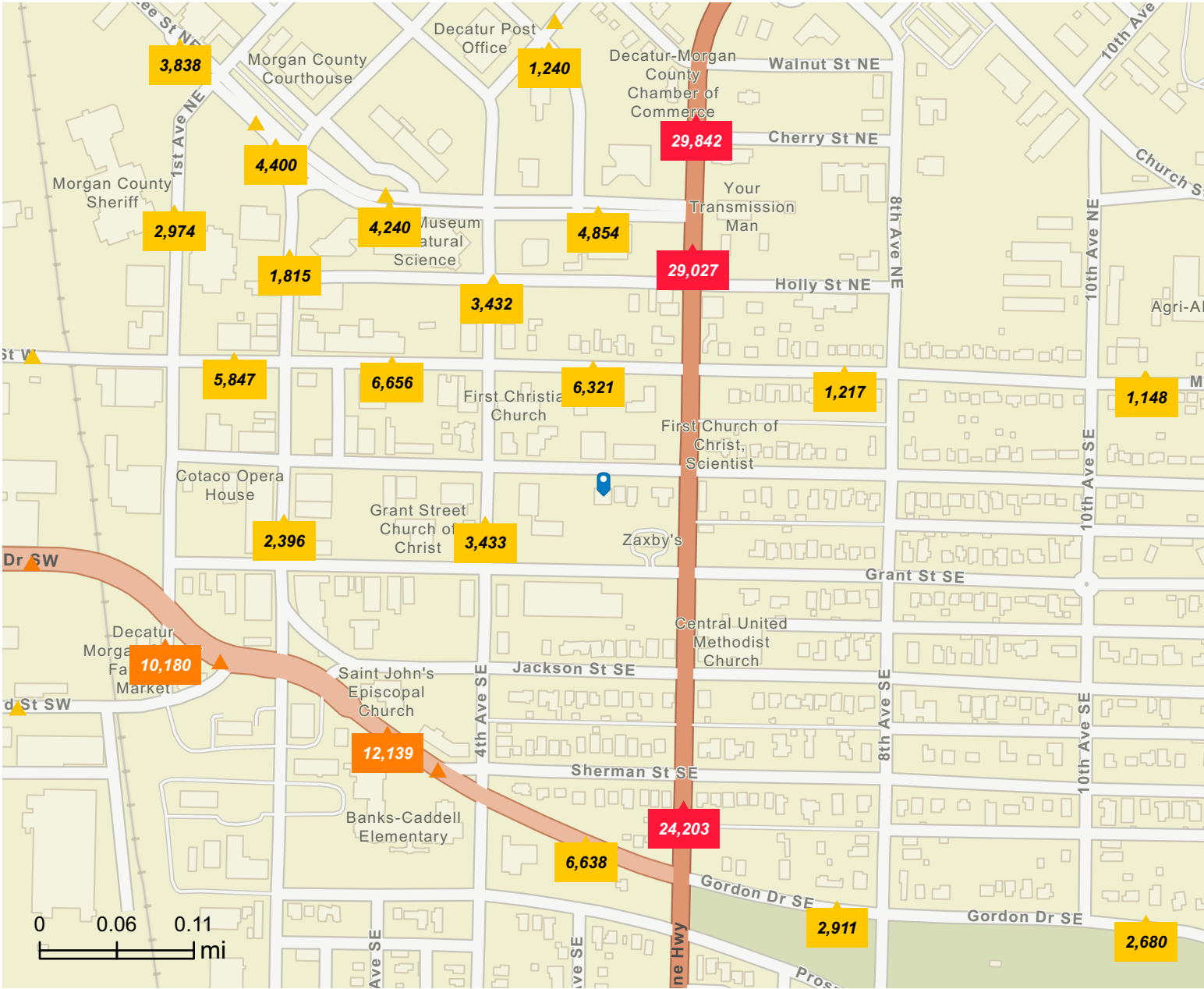
431 Johnston St SE, Decatur, AL 35601

Traffic Count Map - Close Up

431 Johnston St 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

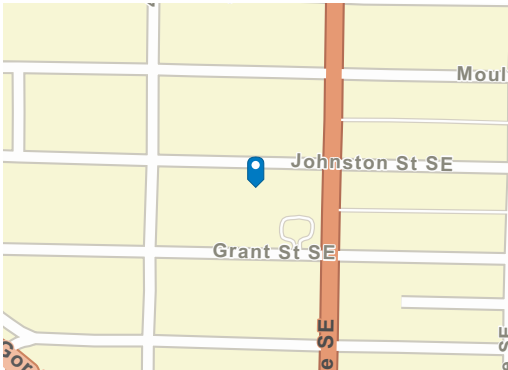
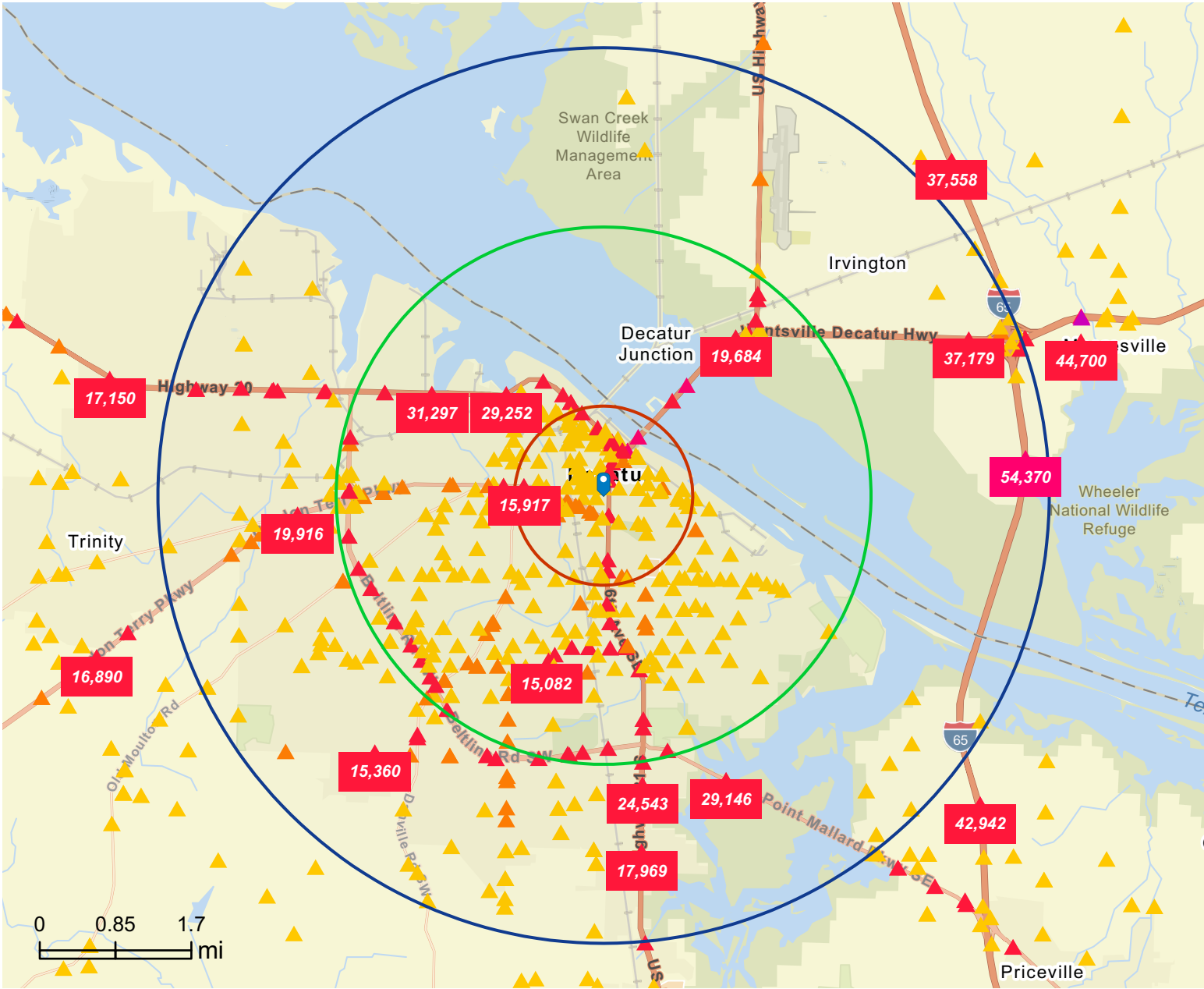


Traffic Count Map

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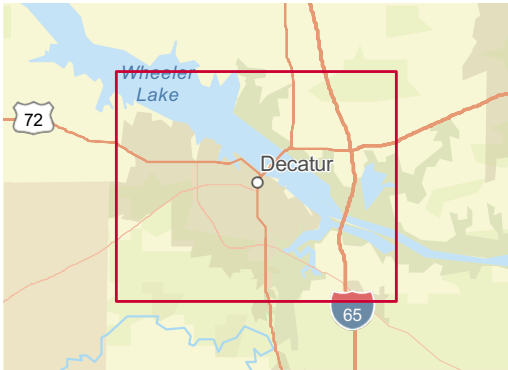


Rings: 1, 3, 5 mile radii



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- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



ADVISOR BIO

431 Johnston St SE, Decatur, AL 35601

**TILLMAN HURST****Commercial Agent**

thurst@gatewaycommercial.net

Direct: **256.355.0721**

AL #000163336-0

PROFESSIONAL BACKGROUND

After growing up in Decatur, Alabama, I first gained robust real estate experience in a thriving East Texas real estate market and am thrilled to bring that expertise back to my hometown and other booming markets of North Alabama. With experience across a wide range of real estate asset classes, I strive to be a valuable ally and trusted advisor for each one of my clients and to provide guidance through acquisition, property management, and disposition of North Alabama investment property. I am particularly well acquainted with multi-family assets and have experience personally investing in and managing multi-family properties, NNN lease commercial assets, and short-term residential rentals. Analytical and skilled in negotiations, I possess the knowledge to help guide you through your next transaction or property management needs.

EDUCATION

I hold a Master of Business Administration with a concentration in Finance, and as a passionate outdoorsman, love few things more than spearfishing in the Gulf of Mexico or a crisp, winter morning in the duck marsh with my trusty Chesapeake Bay Retriever, Reuben.



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