



OFFICE/BANKING FACILITY FOR LEASE

1008 PORTWOOD DRIVE, ALBERTVILLE, AL 35951



GATEWAY
COMMERCIAL BROKERAGE

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



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OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (Gross)
Building Size:	3,093 SF
Lot Size:	1.13 Acres
Year Built:	1990
Zoning:	M1
Submarket:	Medical
Traffic Count:	1,715

PROPERTY OVERVIEW

Position your business for success in this highly adaptable former credit union property, ideally located just off high-traffic Highway 431. Designed with functionality and security in mind, this well-maintained space offers a unique opportunity for a wide range of professional users.

The property features multiple private offices, a welcoming layout for client-facing operations, and existing infrastructure that supports efficient day-to-day operations. Former banking use means the building is equipped with enhanced security systems, offering peace of mind for tenants requiring elevated safety measures.

A standout feature is the existing drive-thru, providing added convenience and flexibility—perfect for financial institutions, pharmacies, medical users, or any business seeking to offer streamlined service.

With minimal modifications, this space can be easily converted to accommodate medical or office use, making it an excellent fit for healthcare providers, administrative offices, or specialty service users. Its strategic location ensures strong visibility and accessibility, while the versatile layout allows tenants to tailor the space to their specific needs.

Don't miss the opportunity to lease a property that combines security, convenience, and adaptability in a prime location.



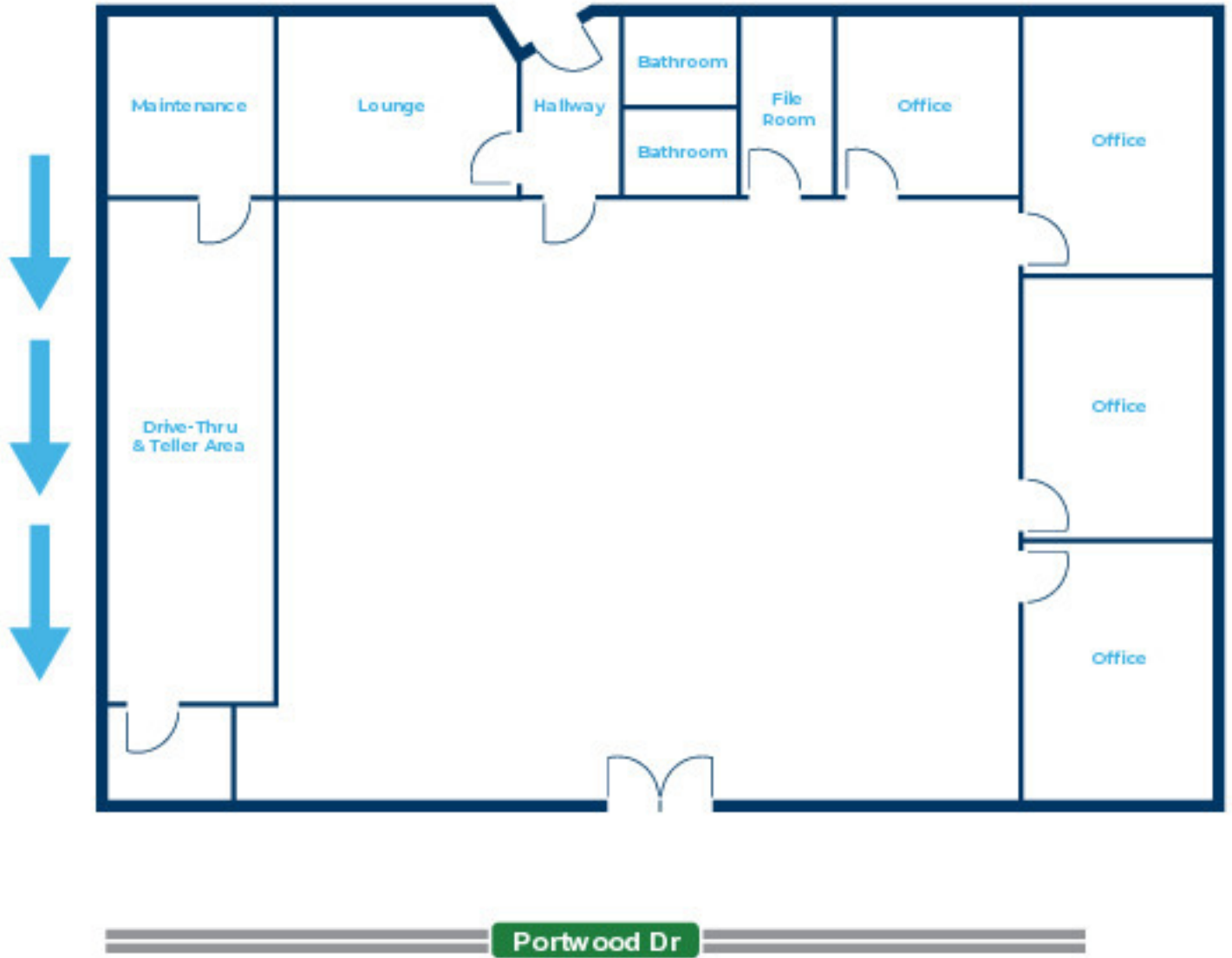
PROPERTY INFORMATION

1008 Portwood Drive, Albertville, AL 35951

ADDITIONAL PHOTOS



FLOOR PLANS



NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.

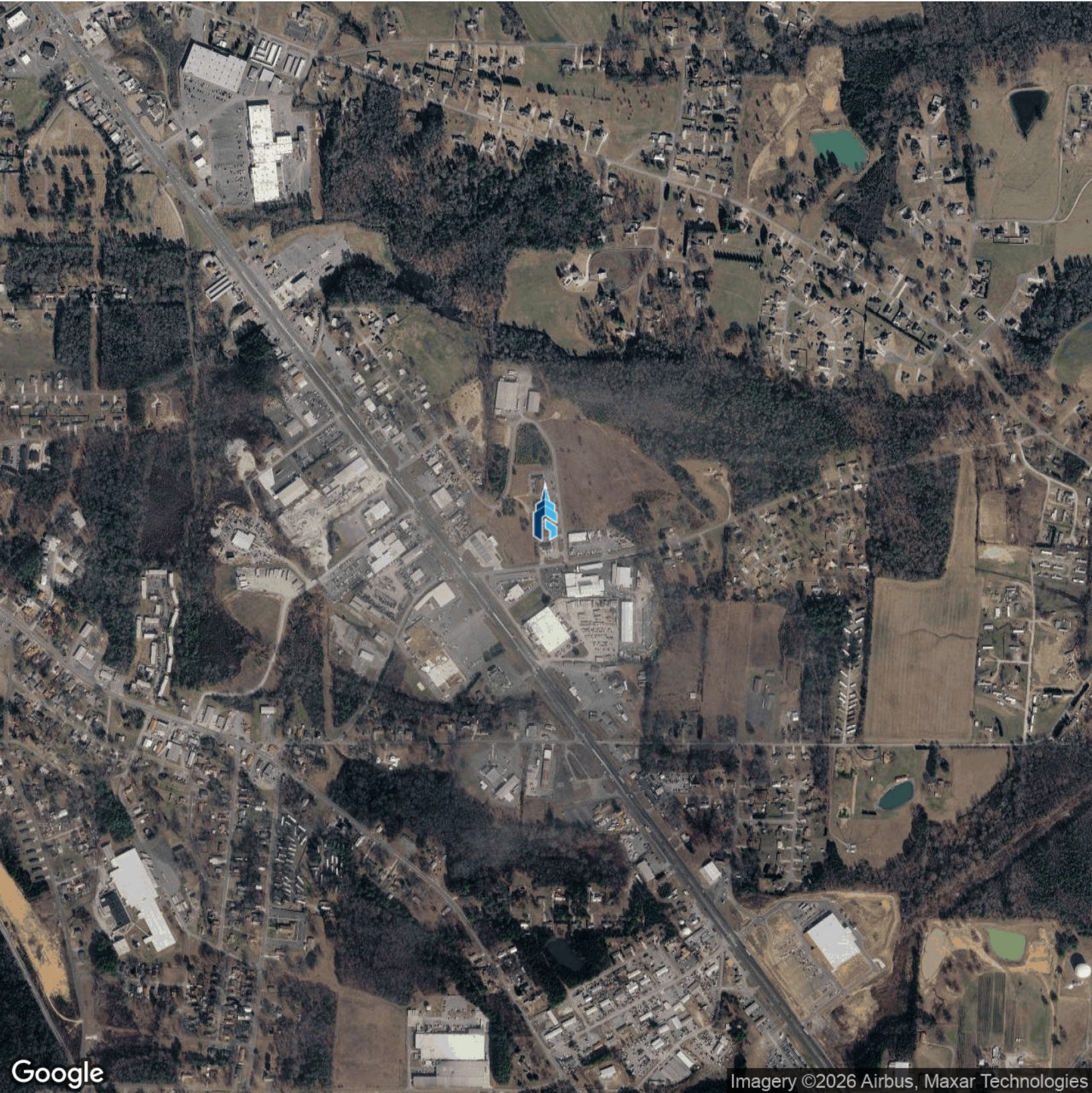
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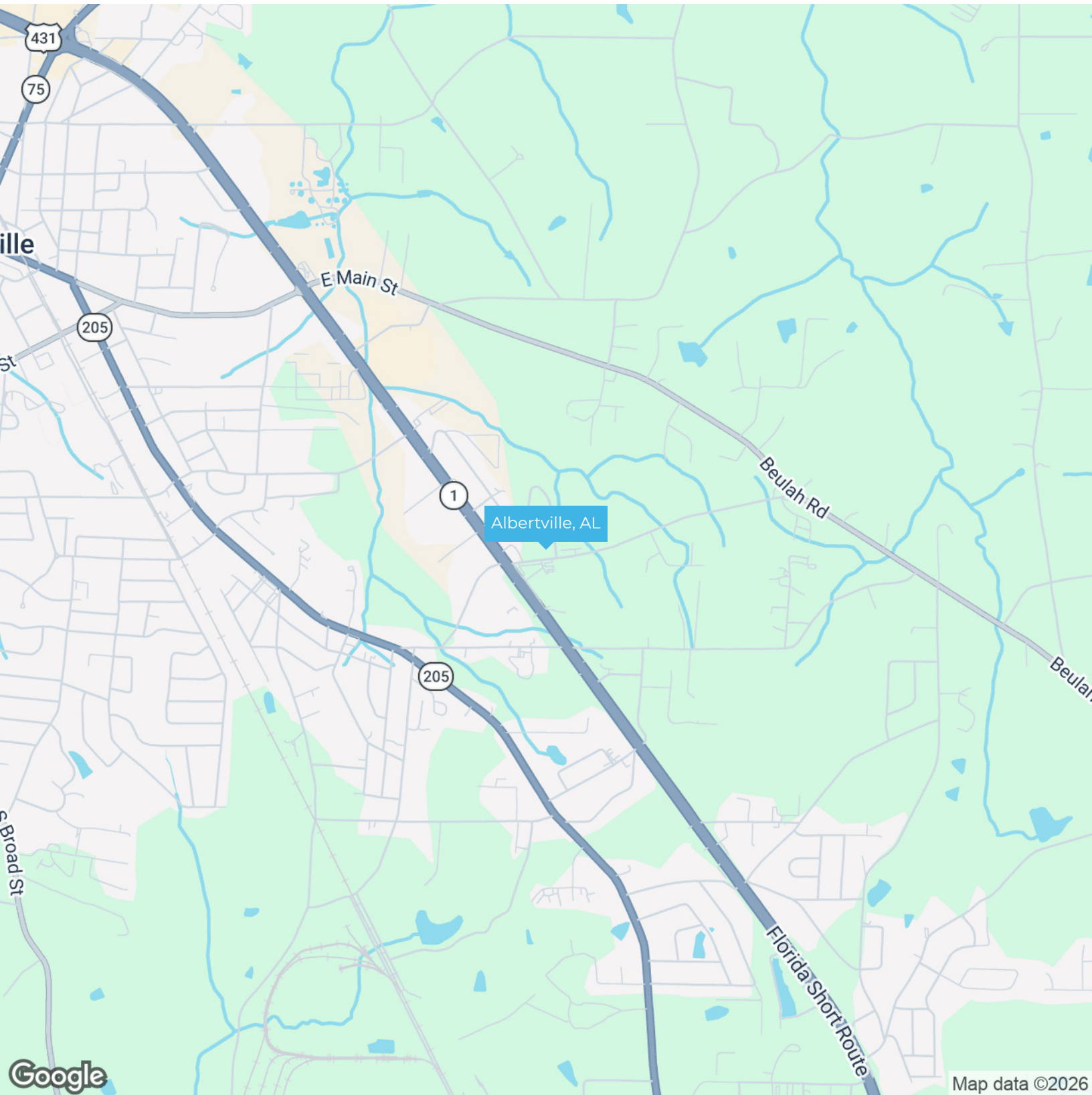
LOCATION INFORMATION

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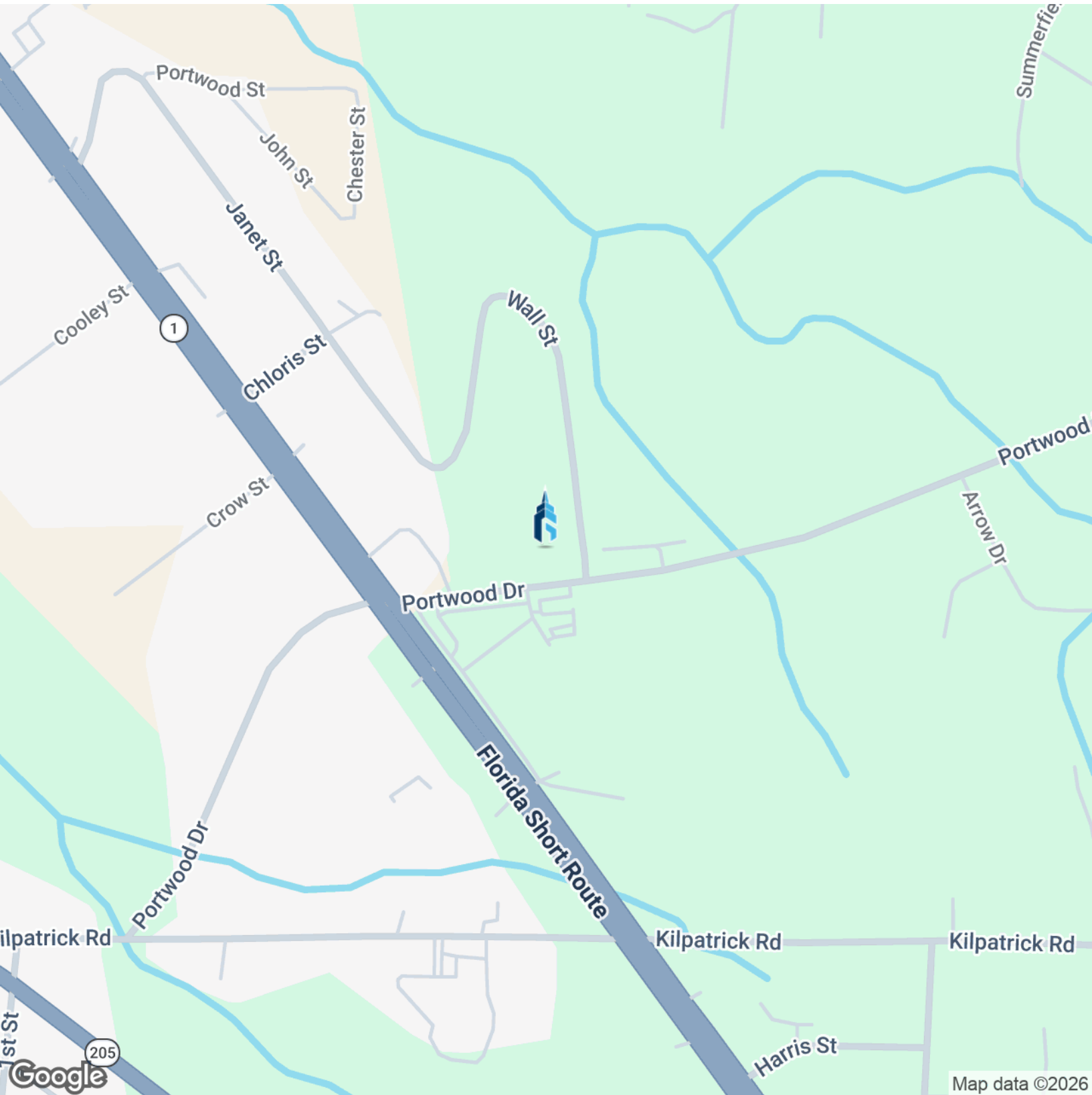
AERIAL MAP

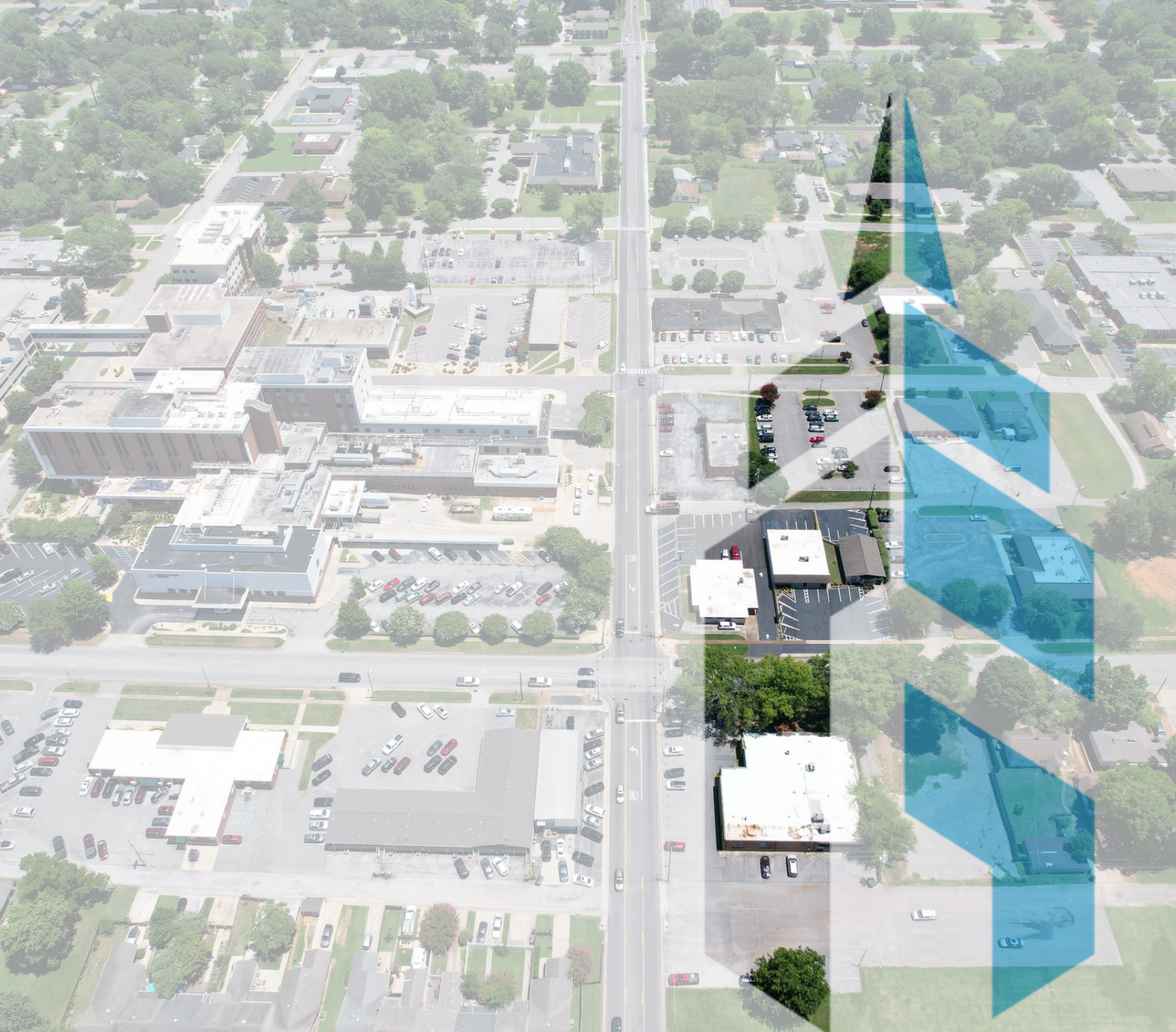


REGIONAL MAP



LOCATION MAP

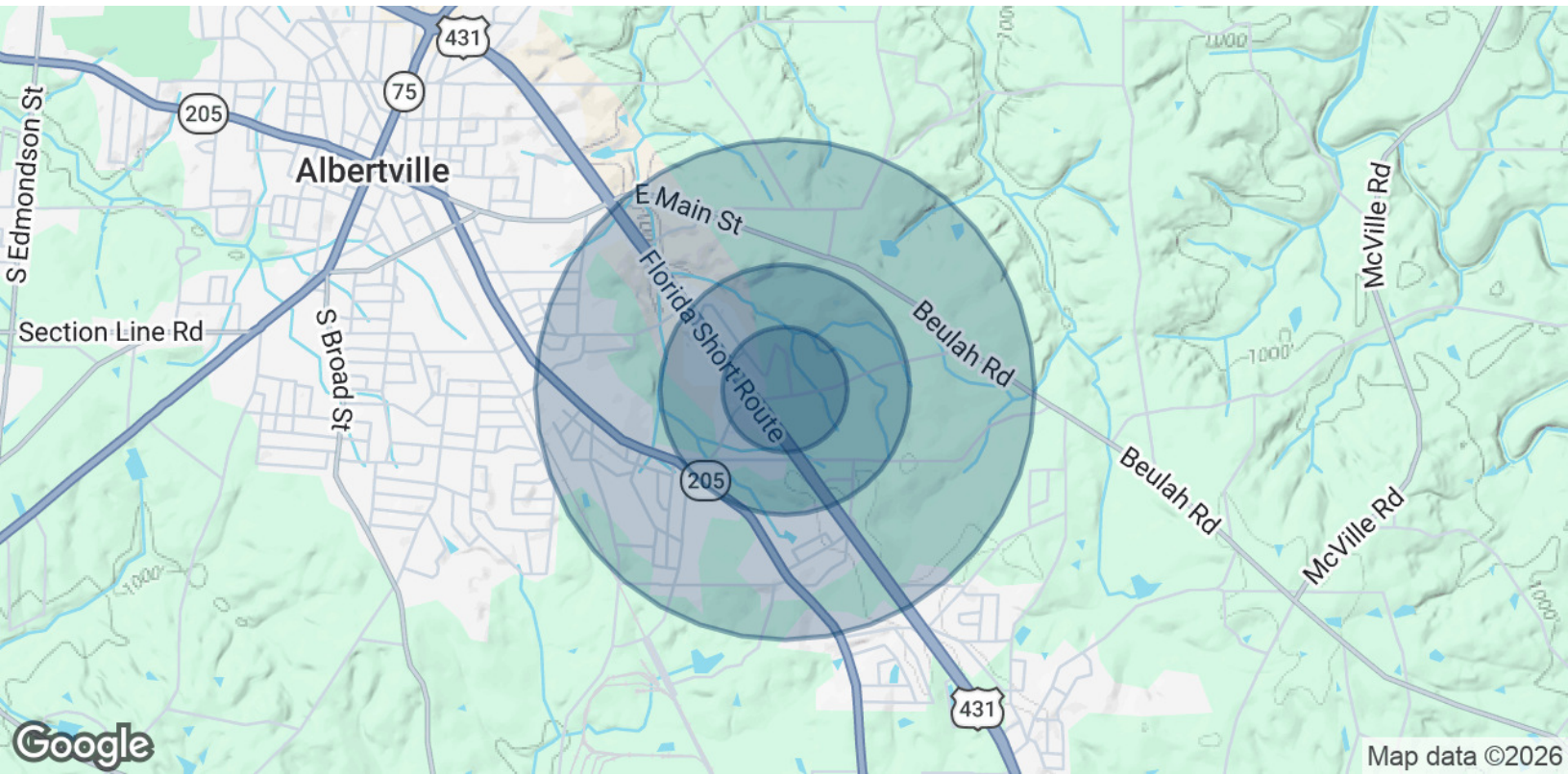




DEMOGRAPHICS

1008 Portwood Drive, Albertville, AL 35951

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	212	978	3,721
Average Age	30.6	26.6	28.5
Average Age (Male)	25.6	23.0	23.6
Average Age (Female)	31.0	27.1	29.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	71	310	1,106
# of Persons per HH	3.0	3.2	3.4
Average HH Income	\$48,580	\$46,740	\$54,315
Average House Value	\$118,601	\$102,856	\$115,187

2023 American Community Survey (ACS)

Executive Summary

1013-1017 Portwood Dr
 1013-1017 Portwood Dr, Albertville, Alabama, 35951
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	3,621	19,874	36,881
2020 Population	3,766	21,367	39,357
2025 Population	3,898	21,710	40,588
2030 Population	3,988	21,995	41,237
2010-2020 Annual Rate	0.39%	0.73%	0.65%
2020-2025 Annual Rate	0.66%	0.30%	0.59%
2025-2030 Annual Rate	0.46%	0.26%	0.32%


Age	1 mile	3 miles	5 miles
2025 Median Age	29.6	33.2	34.5
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	42.4%	58.0%	61.9%
Black Alone	5.8%	4.7%	3.7%
American Indian Alone	2.6%	2.8%	2.8%
Asian Alone	0.4%	0.7%	0.7%
Pacific Islander Alone	0.0%	0.3%	0.4%
Some Other Race Alone	38.5%	25.7%	22.6%
Two or More Races	10.2%	7.9%	7.8%
Hispanic Origin	57.2%	37.6%	33.8%
Diversity Index	82.5	78.2	75.5

Households	1 mile	3 miles	5 miles
2010 Total Households	1,136	6,906	13,296
2020 Total Households	1,159	7,195	13,844
2025 Total Households	1,225	7,496	14,491
2030 Total Households	1,266	7,675	14,884
2010-2020 Annual Rate	0.20%	0.41%	0.40%
2020-2025 Annual Rate	1.06%	0.78%	0.87%
2025-2030 Annual Rate	0.66%	0.47%	0.54%
2025 Average Household Size	3.17	2.86	2.77
Wealth Index	35	54	56

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

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	16.1%	17.0%	18.1%
Median Household Income			
2025 Median Household Income	US\$48,522	US\$60,486	US\$56,517
2030 Median Household Income	US\$55,931	US\$68,270	US\$64,094
2025-2030 Annual Rate	2.88%	2.45%	2.55%
Average Household Income			
2025 Average Household Income	US\$60,806	US\$76,681	US\$76,218
2030 Average Household Income	US\$66,071	US\$83,229	US\$82,899
Per Capita Income			
2025 Per Capita Income	US\$19,077	US\$27,003	US\$27,369
2030 Per Capita Income	US\$20,928	US\$29,621	US\$30,089
2025-2030 Annual Rate	1.87%	1.87%	1.91%
Income Equality			
2025 Gini Index	38.3	44.0	46.4
Socioeconomic Status			
2025 Socioeconomic Status Index	40.6	41.8	43.5
Housing Unit Summary			
Housing Affordability Index	149	139	130
2010 Total Housing Units	1,262	7,581	14,465
2010 Owner Occupied Hus (%)	46.4%	58.7%	61.8%
2010 Renter Occupied Hus (%)	53.7%	41.3%	38.2%
2010 Vacant Housing Units (%)	10.0%	8.9%	8.1%
2020 Housing Units	1,255	7,700	14,789
2020 Owner Occupied HUs (%)	47.5%	57.9%	61.3%
2020 Renter Occupied HUs (%)	52.5%	42.1%	38.7%
Vacant Housing Units	7.1%	6.2%	6.5%
2025 Housing Units	1,314	7,929	15,321
Owner Occupied Housing Units	48.6%	59.0%	62.4%
Renter Occupied Housing Units	51.4%	41.0%	37.6%
Vacant Housing Units	6.8%	5.5%	5.4%
2030 Total Housing Units	1,352	8,093	15,673
2030 Owner Occupied Housing Units	623	4,601	9,429
2030 Renter Occupied Housing Units	644	3,074	5,455
2030 Vacant Housing Units	86	418	789

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

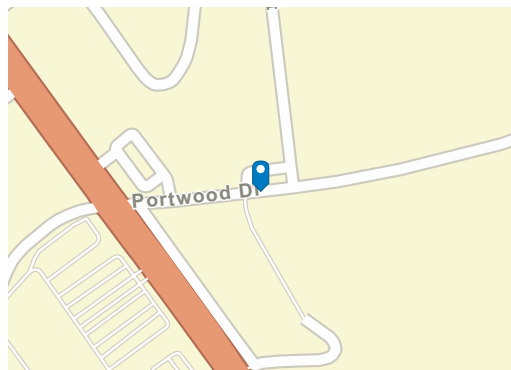
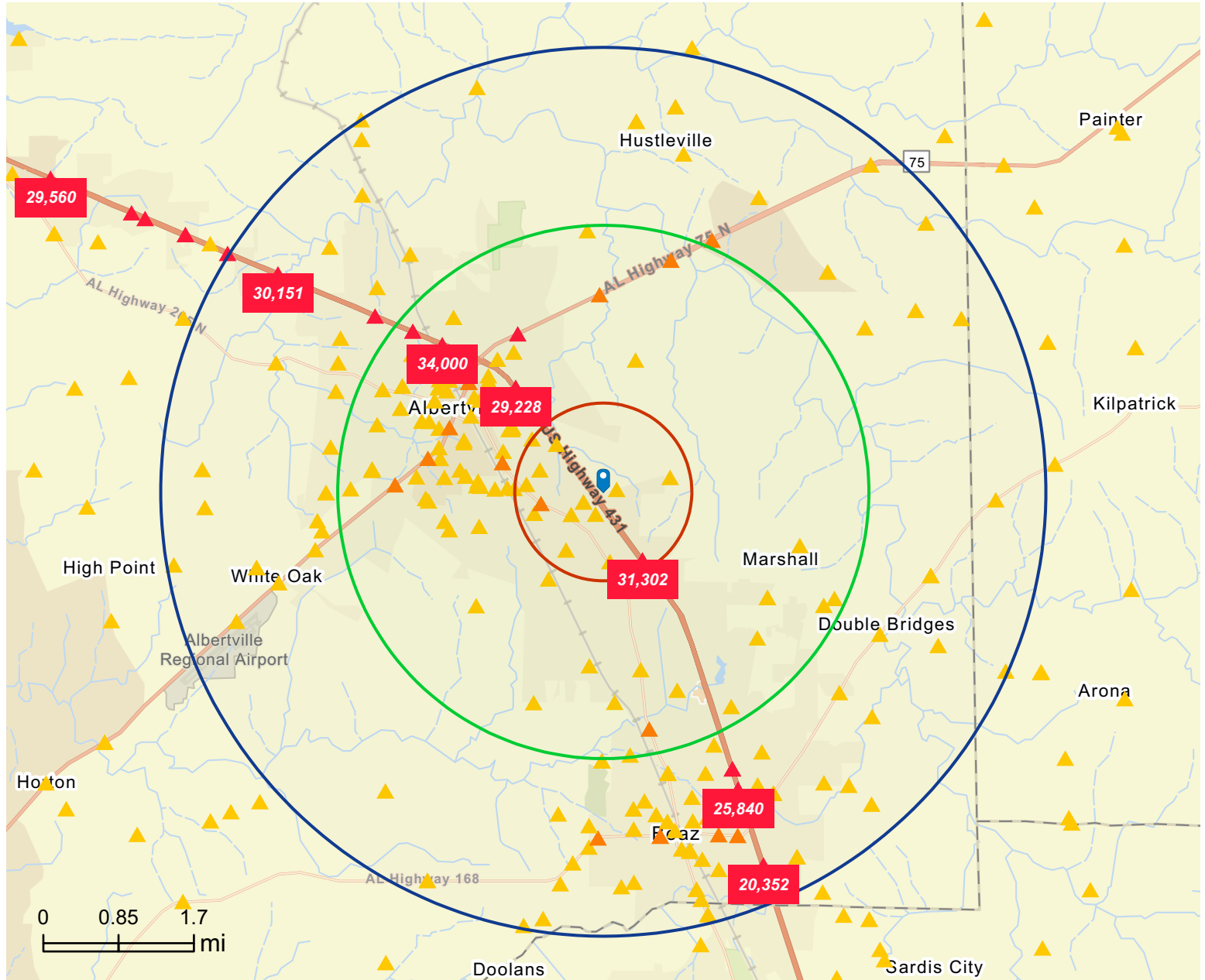


TRAFFIC DATA

1008 Portwood Drive, Albertville, AL 35951

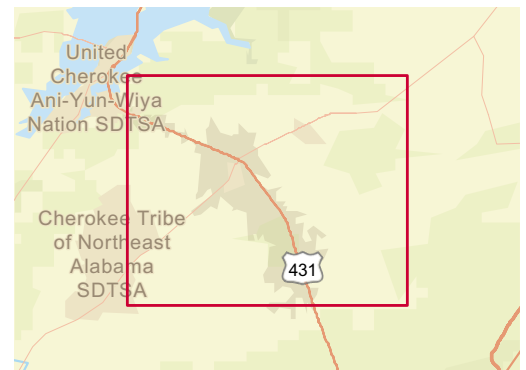
Traffic Count Map

1013-1017 Portwood Dr
 1013-1017 Portwood Dr, Albertville, Alabama, 35951
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

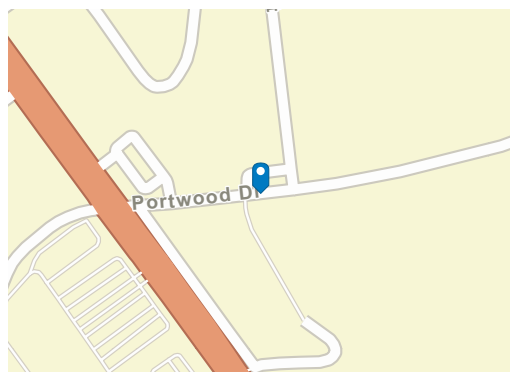
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

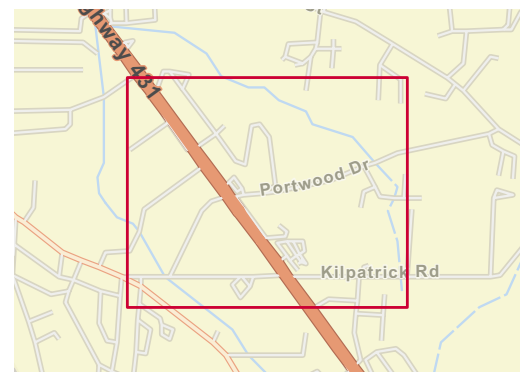
Traffic Count Map - Close Up

1013-1017 Portwood Dr
1013-1017 Portwood Dr, Albertville, Alabama, 35951
Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

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





ADVISOR BIOS

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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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