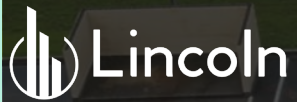


1830 Lee Avenue SW
Cullman, AL

FOR SALE

High Quality Medical Asset



+/- 1.5 Acres
6,955 SF
\$2,100,000

HOBBY LOBBY
ASHLEY

HARBOR FREIGHT

TACO BELL

SUBWAY

golden corral

NISSAN

LOWE'S

Cherokee Ave SW (Hwy 69)
18,104 VPD

MARX OPTICAL

verizon

1830

Lee Ave SW

0.68 AC Additional Land

AspenDental

CHICKEN SALAD CHICK

CHIPOTLE MEXICAN GRILL

DQ



1830 Lee Avenue SW offers a rare opportunity to acquire a modern, second-generation medical office building in one of **Cullman's most active commercial corridors**. Constructed in **2015**, the property features **high-quality finishes, existing clinical infrastructure, and a functional layout** suitable for a wide range of medical and professional users.

Unlike shell space or traditional office buildings requiring extensive renovations, the existing improvements allow an owner-user to **significantly reduce occupancy timelines and upfront capital expenditures**.

The property also benefits **from existing rental income** through an Edward Jones lease, **providing immediate cash flow** while occupying or leasing the remaining space.



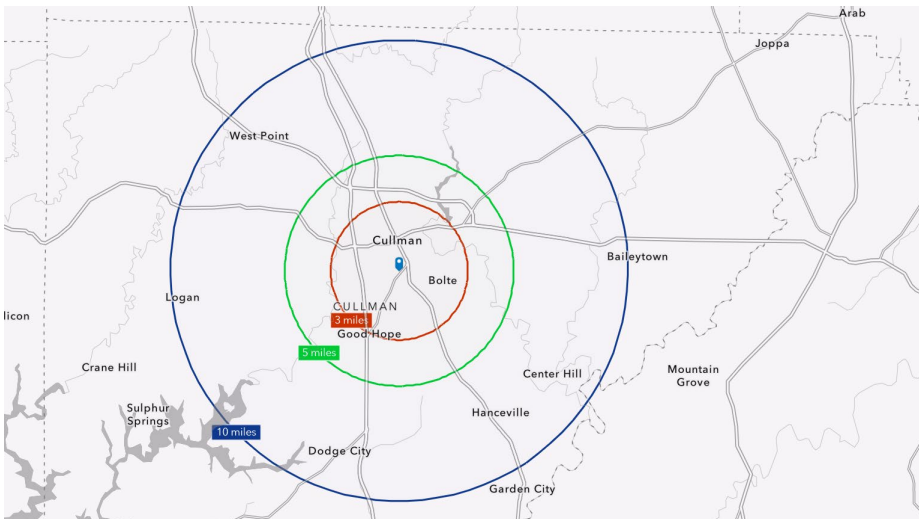
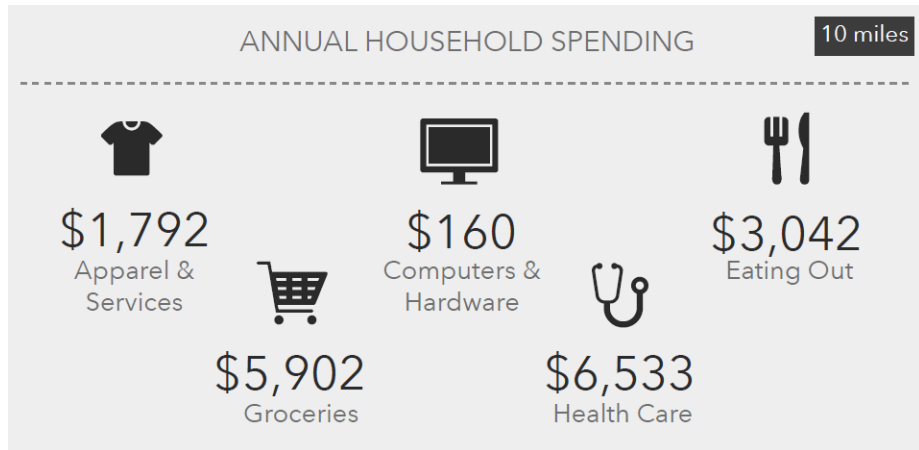
PROPERTY HIGHLIGHTS:

- ±6,955 SF Medical / Professional Office Building
- Built in 2015
- Existing Medical Buildout in Place
- Clinical Plumbing and Casework Installed
- 1.5 Acre Site
- Approximately 27 Parking Spaces
- Existing Edward Jones Income Through December 2028
- Includes 0.58 AC of additional land for future development



DEMOGRAPHICS AND HEALTH CARE SPENDING

	3 Mile	5 Mile	10 Mile
Population	18,258	29,555	60,512
Housing Units	7,608	11,931	24,396
Average Household Income	\$81,284	\$85,297	\$85,845
Annual Household Health Care Spending	\$5,853	\$6,244	\$6,533



HEALTH CARE AND INSURANCE (1 MILE)

Health Care Expenditure 10 miles

\$4,190
Annual Health Insurance Expenditures

\$2,343
Medical Care

Medicare: Population 65+ 10 miles

3,234

Medicare Only

2,621

Direct-Purch & Medicare

1,740

Employer & Medicare

784

Medicare & Medicaid

Health Care (Consumer Spending) 10 miles

Blue Cross/Blue Shield \$1,169.9

Medicare Payments \$1,094.8

Physician Services \$255.6

Dental Services \$413.2

Eyecare Services \$77.2

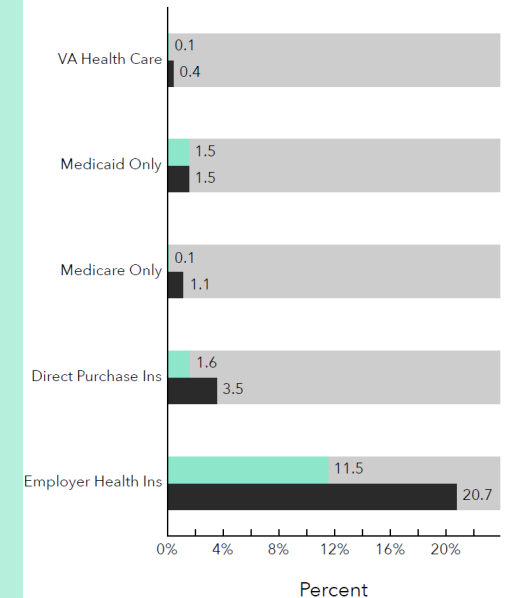
Lab Tests/X-rays \$74.5

Hospital Room & Hospital Service \$232.3

Convalescent/Nursing Home Care \$58.4

Health Insurance Coverage (ACS) 10 miles

● Pop 19-34 ● Pop 35-64





FOR MORE INFORMATION CONTACT:

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