

MICHAEL WARSAW

205.913.5915

mw@shanwalt.com

# MEDICAL PLAZA EAST

4330 Highway 78 East, Jasper, AL 35501

FOR  
SALE



**SHANNON WALTCHACK**  
WE LOVE REAL ESTATE

1616 2nd Avenue South | Suite 100 | Birmingham, AL 35233 | shanwalt.com

**FOR SALE**

# Medical Plaza East

4330 Highway 78 East, Jasper, AL 35501



**SHANNON  
WALTCHACK**



## OFFERING SUMMARY

<b>Sale Price:</b>	Call for Offers
<b>Building Size:</b>	48,669 SF
<b>In-Place NOI:</b>	\$79,484
<b>Occupancy:</b>	25.27%

## VALUE-ADD OR REDEVELOPMENT OPPORTUNITY

- Medical/Retail Shopping Center located at a main intersection of Jasper, AL
- The center is located in the heart of Highway 78's main retail corridor
- Strong tenant mix includes ABC Store, a popular Mexican restaurant and market, a dermatologist and a pharmacy
- High traffic area - Highway 78 - 10,700 VPD • Easy access to I-22 via Industrial Parkway, Exit 65
- Dual Access: Highway 69 and Highway 78

**MICHAEL WARSAW**  
205.913.5915  
mw@shanwalt.com

**WE LOVE  
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

**FOR SALE**

# Medical Plaza East

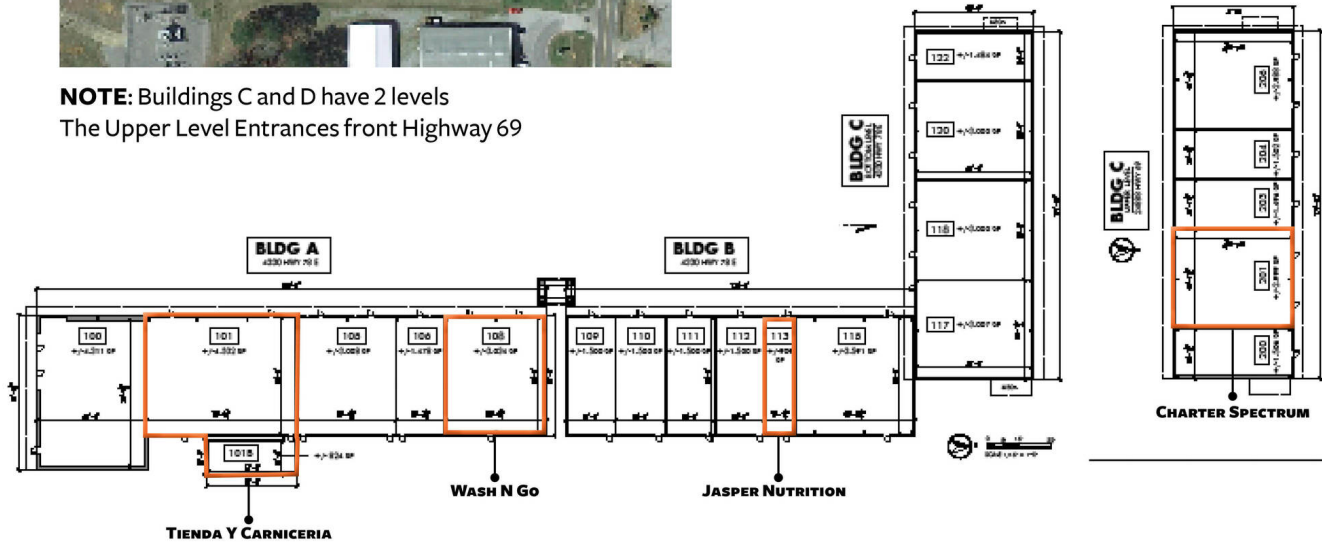
4330 Highway 78 East, Jasper, AL 35501



**SHANNON  
WALTCHACK**



**NOTE:** Buildings C and D have 2 levels  
The Upper Level Entrances front Highway 69



Tenant	Suite	SF	Lease Start	Lease End	Annualized Base Rent	Monthly Base Rent	Current Rent PSF / Yearly	Current Rent PSF / Mo	Renwal Options
<b>MANUEL ALVAREZ JASPER NUTRITION</b>	101-103	5,356	02/01/2014		21,768.00	1,814.00	4.06	0.34	N
<b>DILLARD PROPERTIES, LLC WASH N Go</b>	107-108	3,034	01/02/2019		19,200.00	1,600.00	6.33	0.53	N
<b>MIGUEL GUICO RAMOS TIENDA Y CARNICERIA</b>	113	909	03/01/2021	03/31/2023	11,124.00	927.00	12.24	1.02	N
<b>SPECTRUM SOUTHEAST, LLC CHARTER SPECTRUM</b>	201-202	2,999	06/01/2022	05/31/2027	27,390.00	2,282.50	9.13	0.76	Y

**MICHAEL WARSAW**

205.913.5915

[mw@shanwalt.com](mailto:mw@shanwalt.com)

**WE LOVE  
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

**FOR SALE**

# Medical Plaza East

4330 Highway 78 East, Jasper, AL 35501



**SHANNON  
WALTCHACK**



**MICHAEL WARSAW**

205.913.5915

[mw@shanwalt.com](mailto:mw@shanwalt.com)

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

**WE LOVE  
REAL ESTATE**

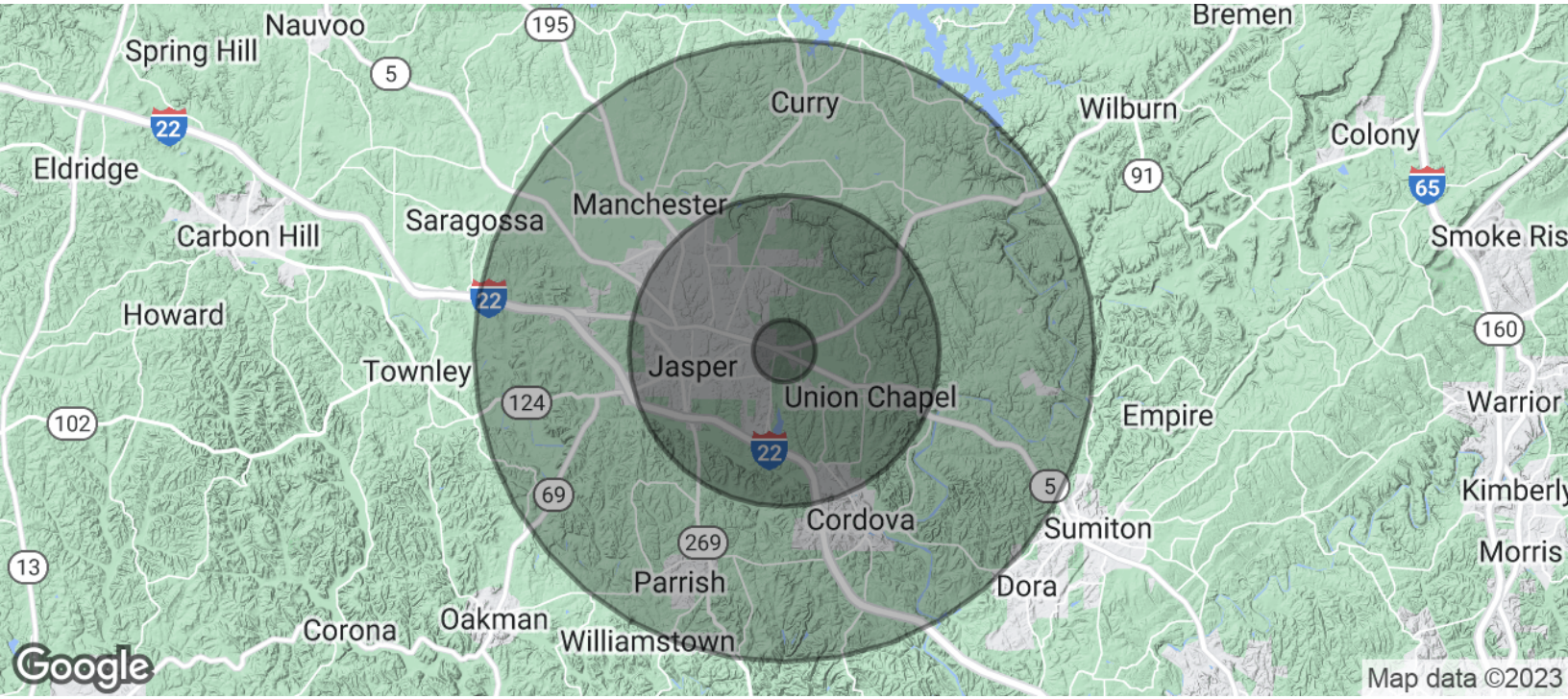
**FOR SALE**

# Medical Plaza East

4330 Highway 78 East, Jasper, AL 35501



**SHANNON  
WALTCHACK**



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,000	19,455	44,704
Average age	40.4	40.8	41.1
Average age (Male)	35.9	37.9	38.8
Average age (Female)	43.1	42.9	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	406	7,552	17,221
# of persons per HH	2.5	2.6	2.6
Average HH income	\$59,823	\$58,676	\$55,368
Average house value	\$191,390	\$155,800	\$130,419

\* Demographic data derived from 2020 ACS - US Census

**MICHAEL WARSAW**  
205.913.5915  
mw@shanwalt.com

**WE LOVE  
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.