

# OFFICE BUILDING INVESTMENT SALE

2100 Data Park Circle Hoover, AL 35244



## OFFICE BUILDING FOR SALE

Excellent Investment Opportunity for Occupied Medical Office

### Property Overview

2 Story office building located on busy corridor of Lorna Road/Data Drive. Building is located 1,500 ft. from one of the busiest intersections in the Birmingham MSA, the intersection of Lorna Road/John Hawkins and Highway 31 ( $\pm 80,000$ VPD), location of Riverchase Galleria. Data Drive consists of a mixture of medical and professional office buildings. 2100 Data Park is 1 parcel off of Lorna Road with direct line of sight visibility from Lorna Road. The building's anchor tenant is located on the 2nd level of the building (Alabama Allergy & Asthma Center) occupying 5,713 sf. Michael Higdon Insurance Agency and Legacy Chiropractic are the two other tenants operating with small office space available for rent. Class B building with 43 available parking spaces. APN: 39-00-13-4-000-011.011.

### Offering Summary

Sale Price:	\$1,650,000
Lot Size:	1.02 Acres
RBA:	10,343 SF
NOI:	\$86,132.00
Property Subtype:	Medical
Floors:	2
Year Built:	1978

**SCOTT VONCANNON, CCIM**

205.490.2827  
scott@retailspecialists.com

**CLAY CRAFT**

205.588.6568  
ccraft@retailspecialists.com

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MARKET AERIAL | FOR SALE



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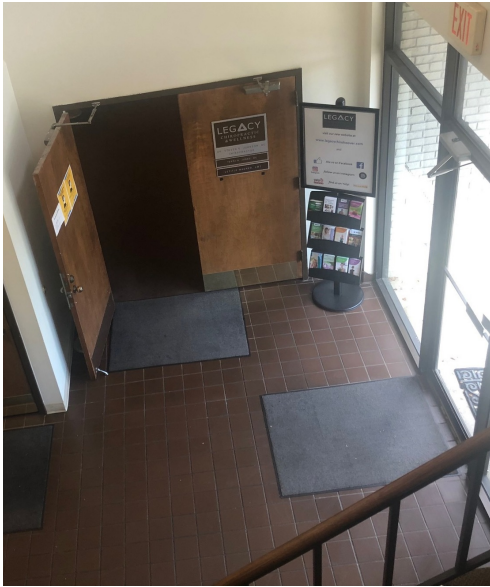
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ADDITIONAL PHOTOS | FOR SALE



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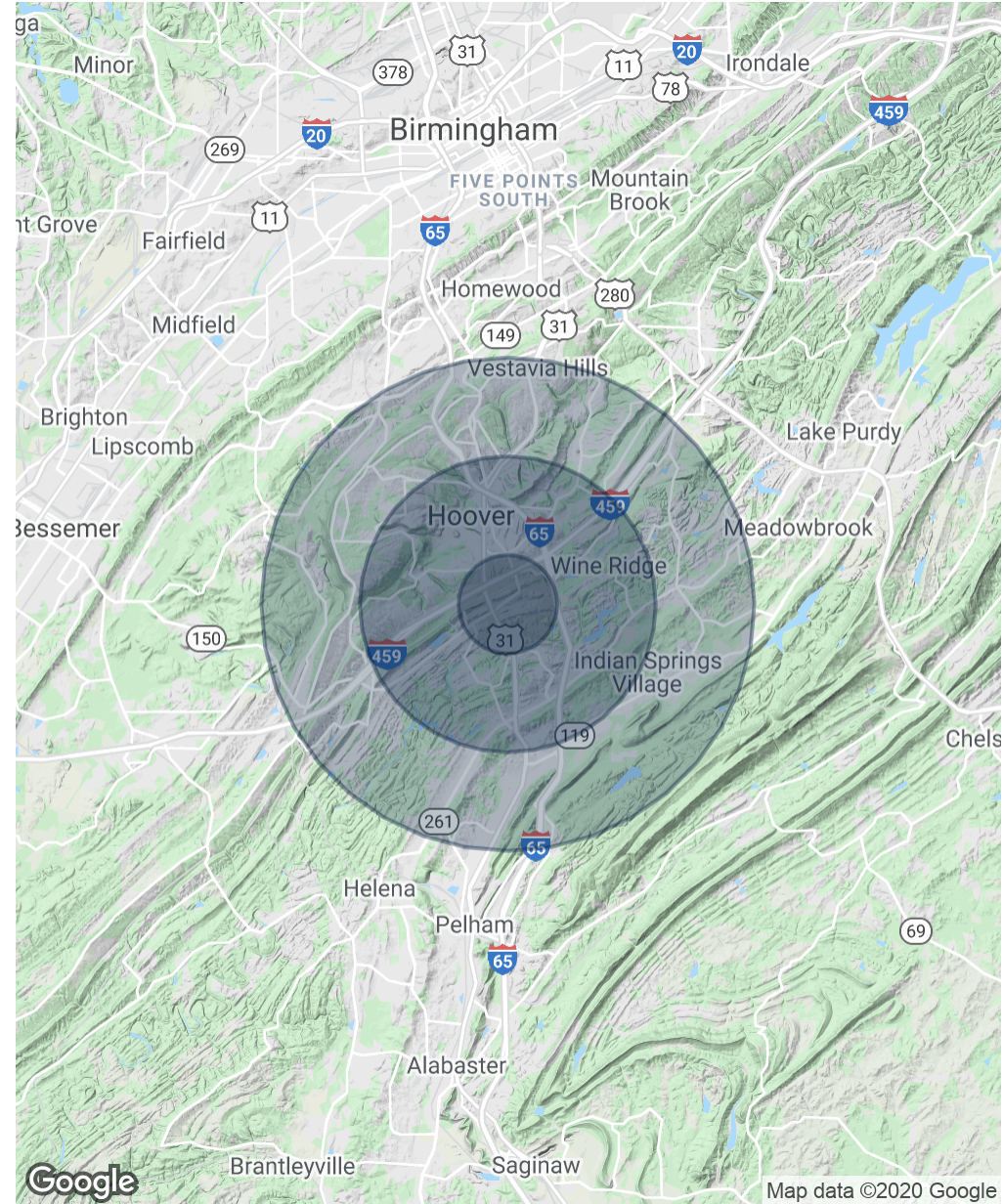
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DEMOGRAPHICS MAP & REPORT | **FOR SALE**

Population	1 Mile	3 Miles	5 Miles
Total Population	11,563	56,025	123,348
Average age	29.5	36.4	37.0
Average age (Male)	27.4	34.9	35.8
Average age (Female)	30.7	38.0	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total households	4,927	23,337	50,031
# of persons per HH	2.3	2.4	2.5
Average HH income	\$50,395	\$78,091	\$89,310
Average house value	\$177,686	\$283,789	\$310,868

\* Demographic data derived from 2010 US Census



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