



OFFICE BUILDING FOR LEASE

4704 WHITESBURG DRIVE

Huntsville, AL 35802



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

HUNTSVILLE, AL 35802

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Year Built: 2008

Building Size: 12,000 SF

Zoning: M2

Traffic Count: 33,000

PROPERTY OVERVIEW

This space consists of approximately 3695 SF of office space on the second floor of this established medical building. There is a private staircase for staff and an elevator for easy customer access. This space has 7 exam rooms, procedure room, reception and waiting area, 2 public restrooms, IT area, storage areas, three private offices, kitchen and 2 private restrooms. Tenant pays for 1/3 of the utility bills for the floor.

LOCATION OVERVIEW

This medical property on Whitesburg Drive is conveniently located near Crestwood Hospital and minutes to Downtown Huntsville and Huntsville Hospital. Access to the parking lot is through a side street rather than off Whitesburg. There is plenty of surface parking for all the suites in the building.



PRESENTED BY:

TERRI DEAN, CCIM

256.975.4716

terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

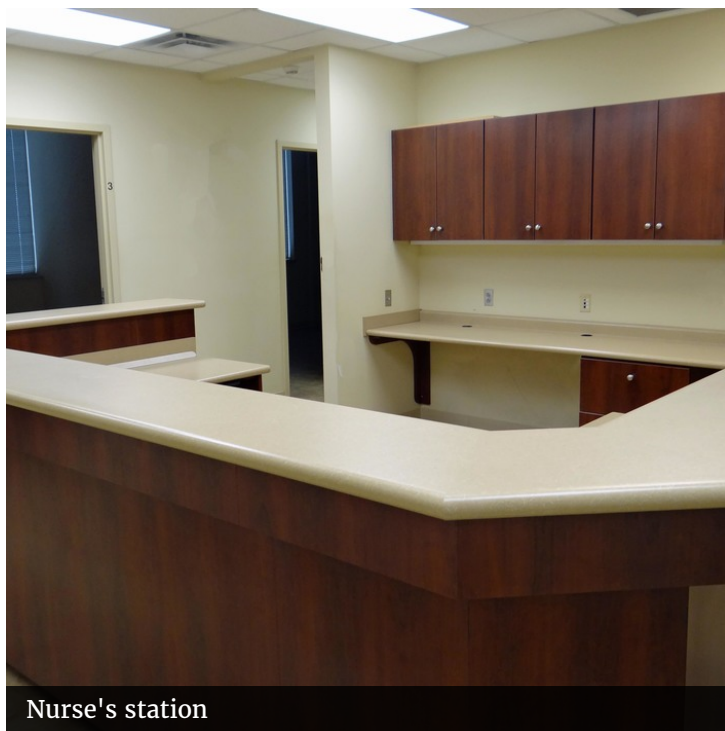
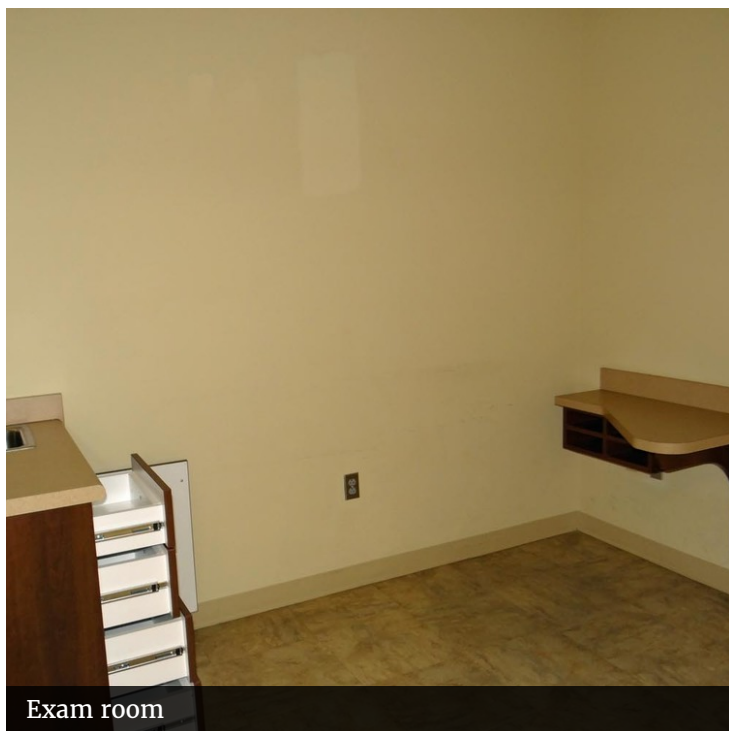
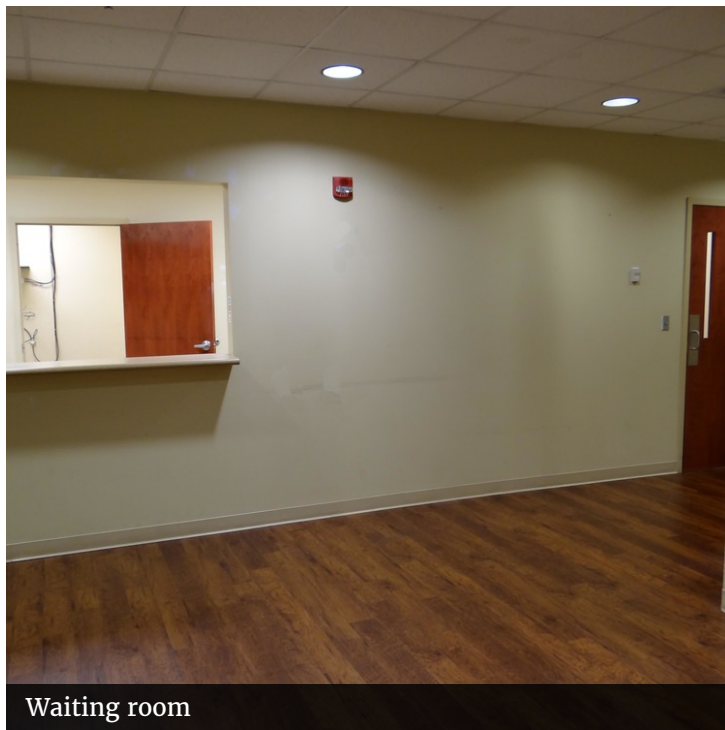
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ADDITIONAL PHOTOS



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AVAILABLE SPACES

LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | Negotiable



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|--------|-----------|----------------|---------------|-------------|
| Suite 201 | - | 3,695 SF | Modified Gross | \$17.00 SF/yr | - |



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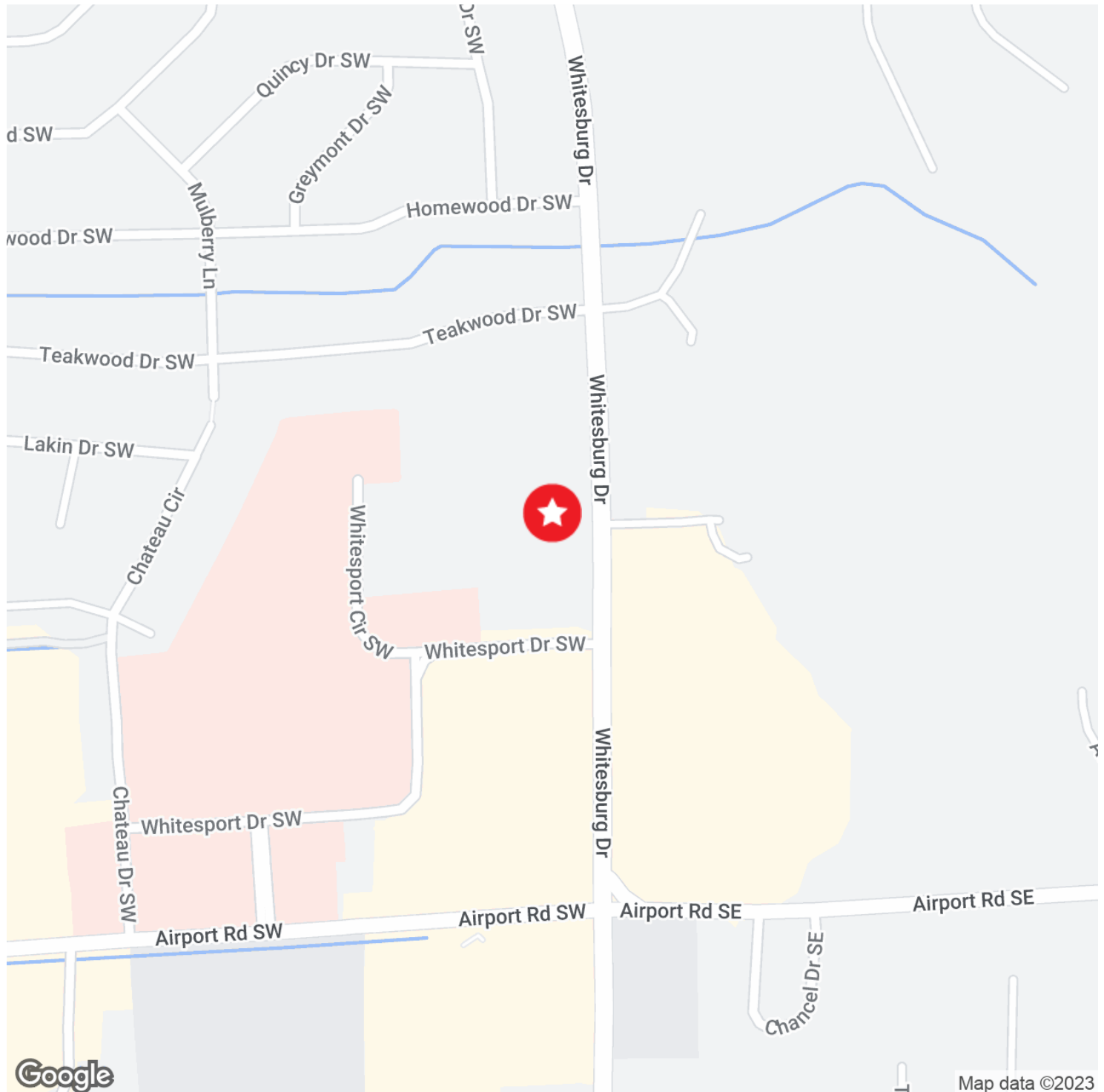
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LOCATION MAPS



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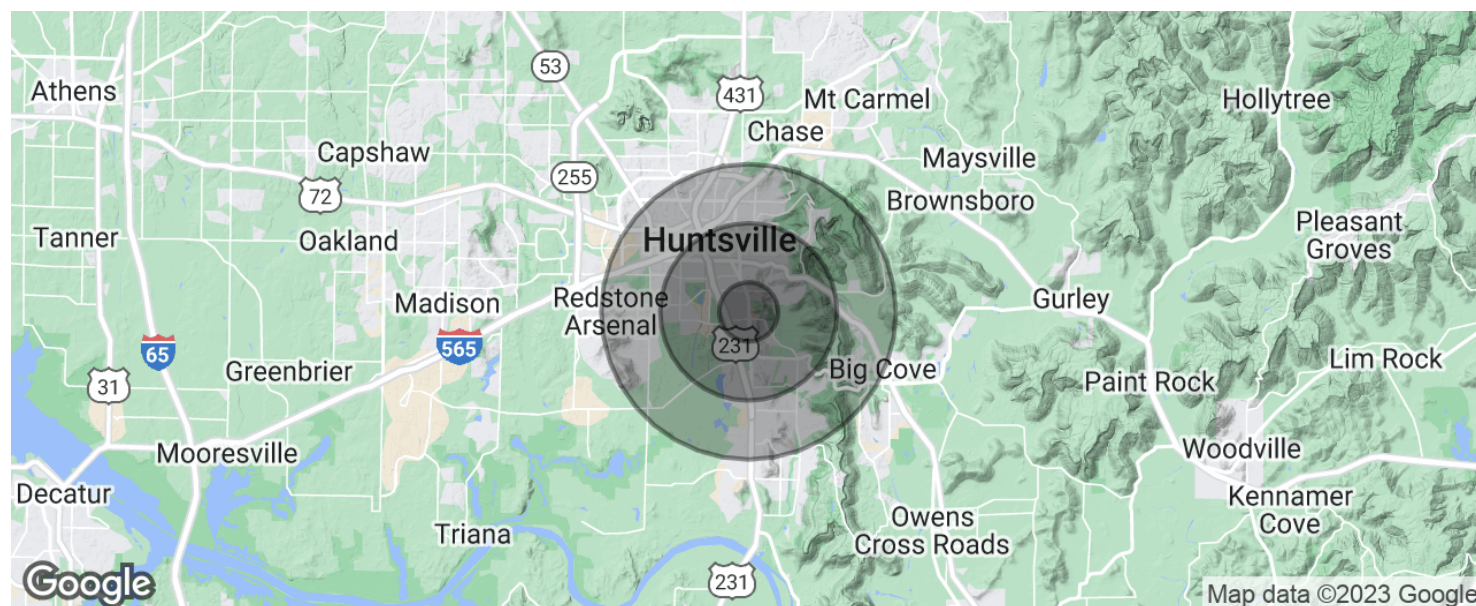
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 6,116 | 44,369 | 109,994 |
| Median age | 47.7 | 41.8 | 40.0 |
| Median age (Male) | 45.6 | 40.2 | 38.1 |
| Median age (Female) | 49.3 | 43.1 | 41.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,739 | 19,402 | 47,249 |
| # of persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH income | \$98,668 | \$80,580 | \$69,056 |
| Average house value | \$367,842 | \$321,497 | \$263,818 |

* Demographic data derived from 2020 ACS - US Census



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BIOGRAPHY

TERRI DEAN, CCIM

Broker/Owner



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AL #68080

PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 17-year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine-person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS & AFFILIATIONS

Alabama CCIM Chapter
Enable Madison County - Immediate Past President of the Board of Directors
Better Business Bureau of North Alabama Board of Directors
Madison Chamber of Commerce
Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution
National Society United States Daughters of 1812



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