



4550 UNIVERSITY DR NW, HUNTSVILLE, AL 35816
OPPORTUNITY ZONE AFC MEDICAL OFFICE BUILDING



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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	3,927 SF
Available SF:	
Lot Size:	0.55 Acres
Year Built:	1993
Zoning:	Commercial
Market:	Huntsville
Traffic Count:	13,130

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

LOCATION OVERVIEW

Located between the Tennessee River and the Appalachian Mountains, Huntsville is part of the greater Tennessee Valley Region and Madison County, Alabama. This American Family Care Medical Building is located at the intersection of University Dr NW and Sparkman Dr.

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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 8

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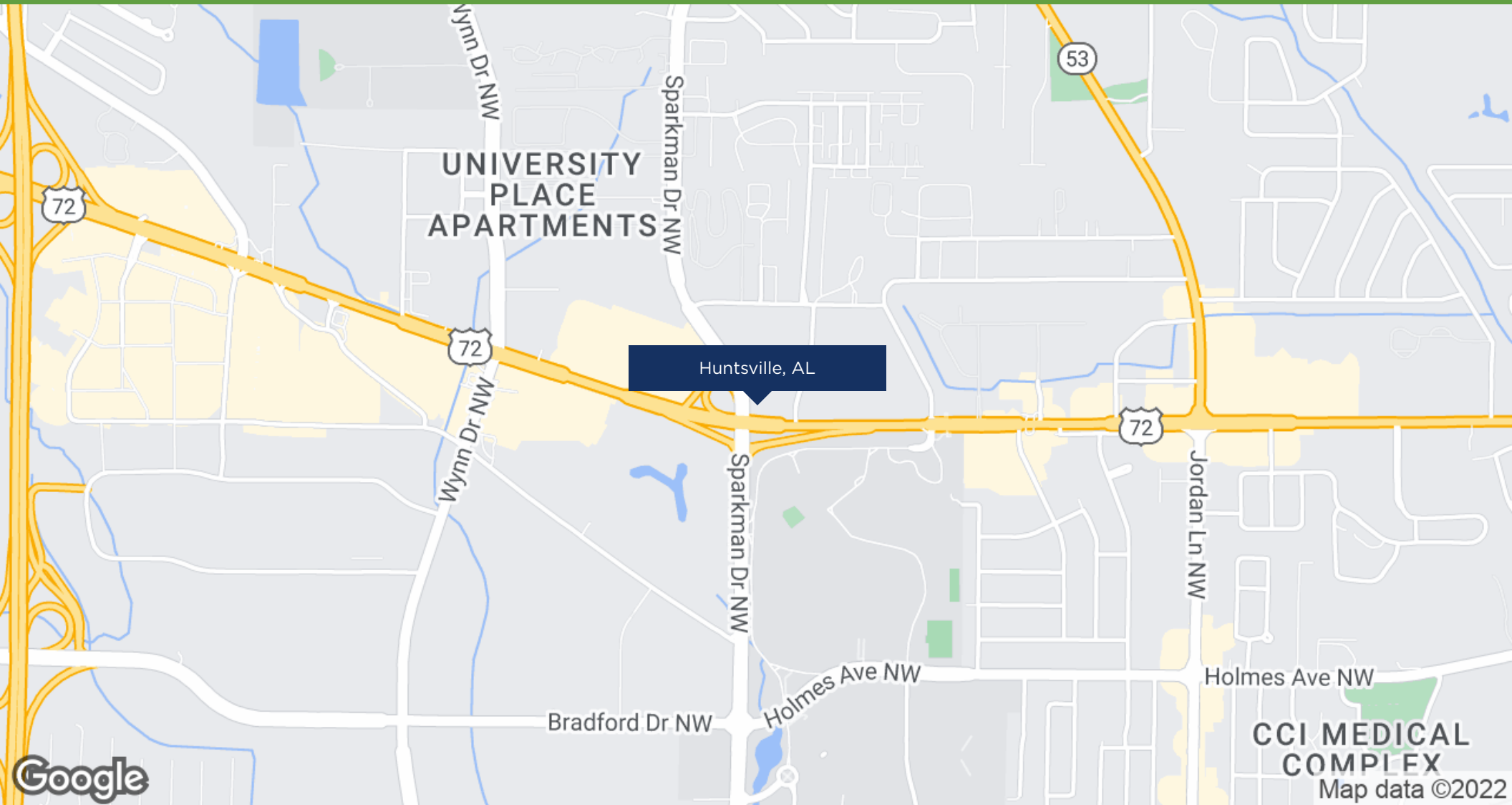
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LOCATION INFORMATION

REGIONAL MAP



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REGIONAL MAP // 10

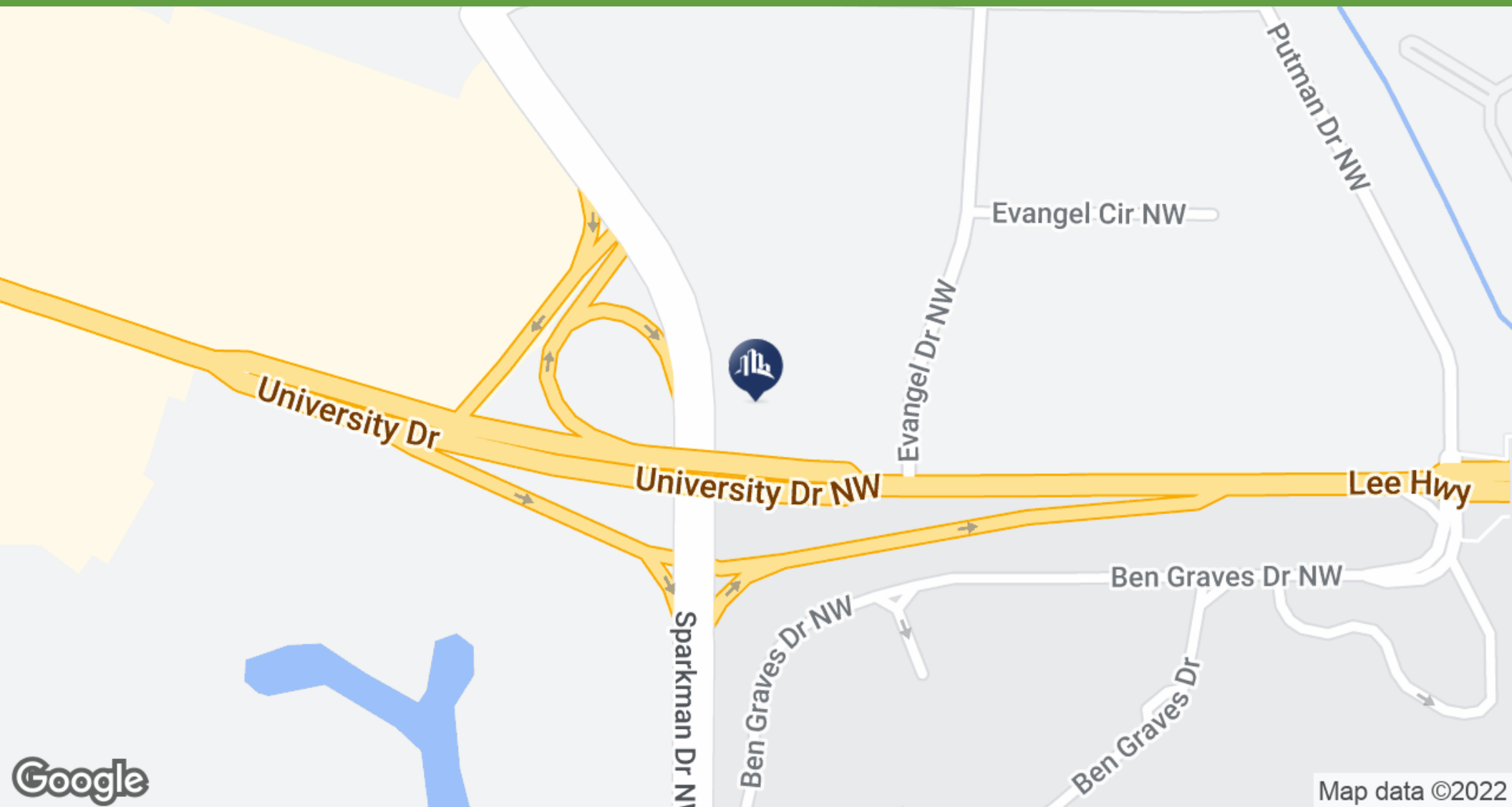
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LOCATION INFORMATION

LOCATION MAP



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LOCATION MAP // 11

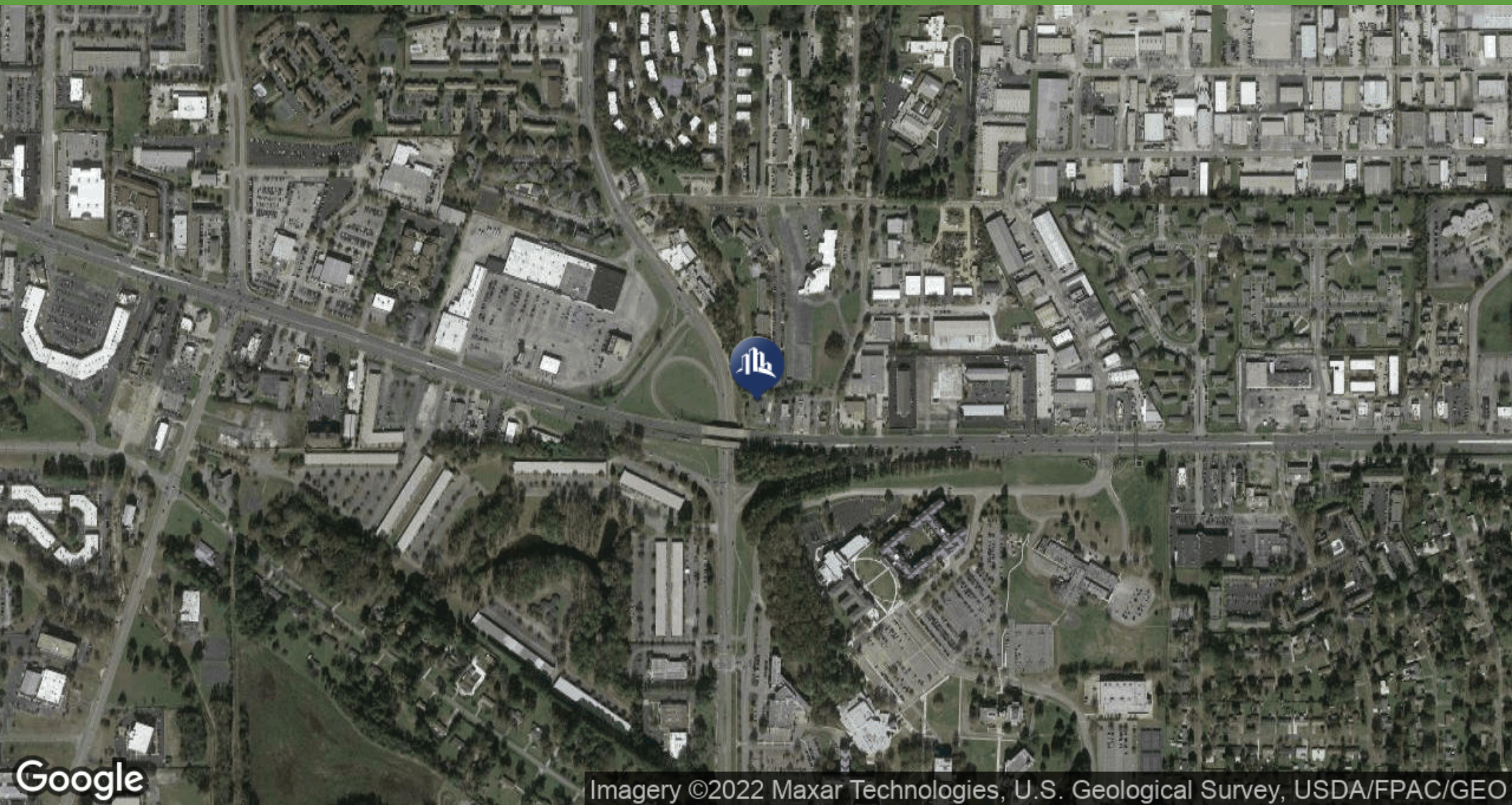
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LOCATION INFORMATION

AERIAL MAP



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DEMOGRAPHICS



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DEMOGRAPHICS

DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total population	6,639	48,339	106,200
Median age	25.9	31.4	33.6
Median age (Male)	26.2	30.4	32.2
Median age (Female)	25.7	31.1	34.1
Total households	2,853	19,806	43,882
Total persons per HH	2.3	2.4	2.4
Average HH income	\$35,869	\$41,376	\$48,679
Average house value	\$103,839	\$96,526	\$177,809

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS REPORT // 14

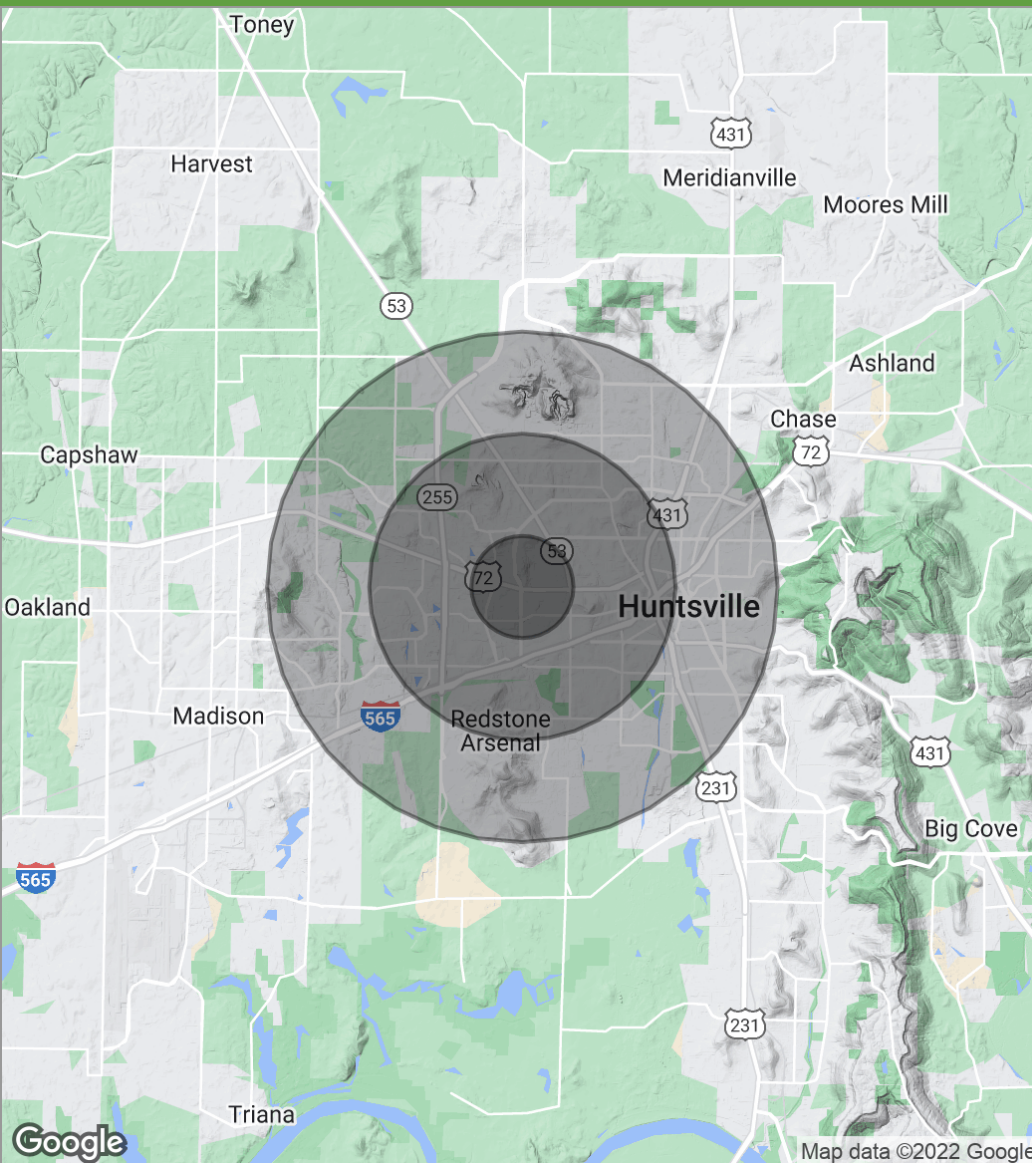
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DEMOGRAPHICS

DEMOGRAPHICS MAP



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DEMOGRAPHICS MAP // 15

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ADVISOR BIOS



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ADVISOR BIOS // 16



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ADVISOR BIOS

ADVISOR BIO & CONTACT 1

WANDA WILLIAMS

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AL #115686

PROFESSIONAL BACKGROUND

Wanda joined SperryCGA - The Andrews Group in December of 2018. "Her previous 2 years of real estate experience specializing in dental, veterinary, chiropractic, and physical therapy tenant and buyer representation in Alabama will allow her to be a great addition to our SperryCGA team in Alabama," says Keith Andrews, CEO.

She leverages this experience to help investors and tenants and owners locally and globally with their medical, dental, veterinary, and other health professions' needs. These needs include, leases and renewals, investments, disposition and acquisitions, expansions, and relocations.

Wanda is an award-winning sales executive with over 25 years of dental sales, consulting, training, business development and account acquisition experience.

She is a current member of the Birmingham Association of Realtors, Alabama Association of Realtors, National Association of Realtors, and the Greater Alabama Multiple Listing Service.

She attended the University of Alabama at Birmingham, as a Registered Dental Hygienist.

She has 2 daughters, Jennifer and Amy, and 6 grandchildren. Her hometown is Dothan, AL, and moved to Birmingham, AL in September of 1989.

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