



**OFFICE BUILDING FOR SALE**

# **ATHENS MEDICAL/PROFESSIONAL OFFICE**

22292 Hwy 72 E, Athens, AL 35611



**DEAN**  
Commercial Real Estate

2101 Clinton Avenue Suite 501  
Huntsville, AL 35805  
[deancre.com](http://deancre.com)

22292 HWY 72 E, ATHENS, AL 35611

# ATHENS MEDICAL/PROFESSIONAL OFFICE



OFFICE BUILDING FOR SALE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Sale Price:    | \$875,000      |
| Price / SF:    | \$217.66       |
| Lot Size:      | 0.57 Acres     |
| Year Built:    | 2011           |
| Building Size: | 4,020 SF       |
| Zoning:        | B2             |
| Market:        | Huntsville MSA |
| Traffic Count: | 28,300         |

## PROPERTY OVERVIEW

This property could be used for a doctor's office, physical therapy office, chiropractors office or any other professional office. It has good parking, visibility and convenient location.

## LOCATION OVERVIEW

This property is located on high traffic Highway 72 in Athens. It is minutes to I-65 and downtown Athens. It is a short drive to Huntsville or Decatur. Situated near the new Athens Surgery Center, this office has great visibility.

Limestone County is one of the fastest growing counties in Alabama. With a highly-educated workforce and attractive business incentives, Limestone County is the ideal location for growth. It is home to diverse industries including, advanced manufacturing, automotive, biotechnology and robotics.

Athens-Limestone Hospital is a 101 bed, high-tech, state-of-the-art hospital providing general medical and surgical care for inpatient, outpatient, and emergency room patients. It is a Blue Cross and Blue Shield of Alabama Tier 1 hospital, recognized for having attained the highest level of compliance in the areas of quality awareness, patient safety, and financial awareness. The hospital has grown to more than 700 employees and more than 150 physicians.



## 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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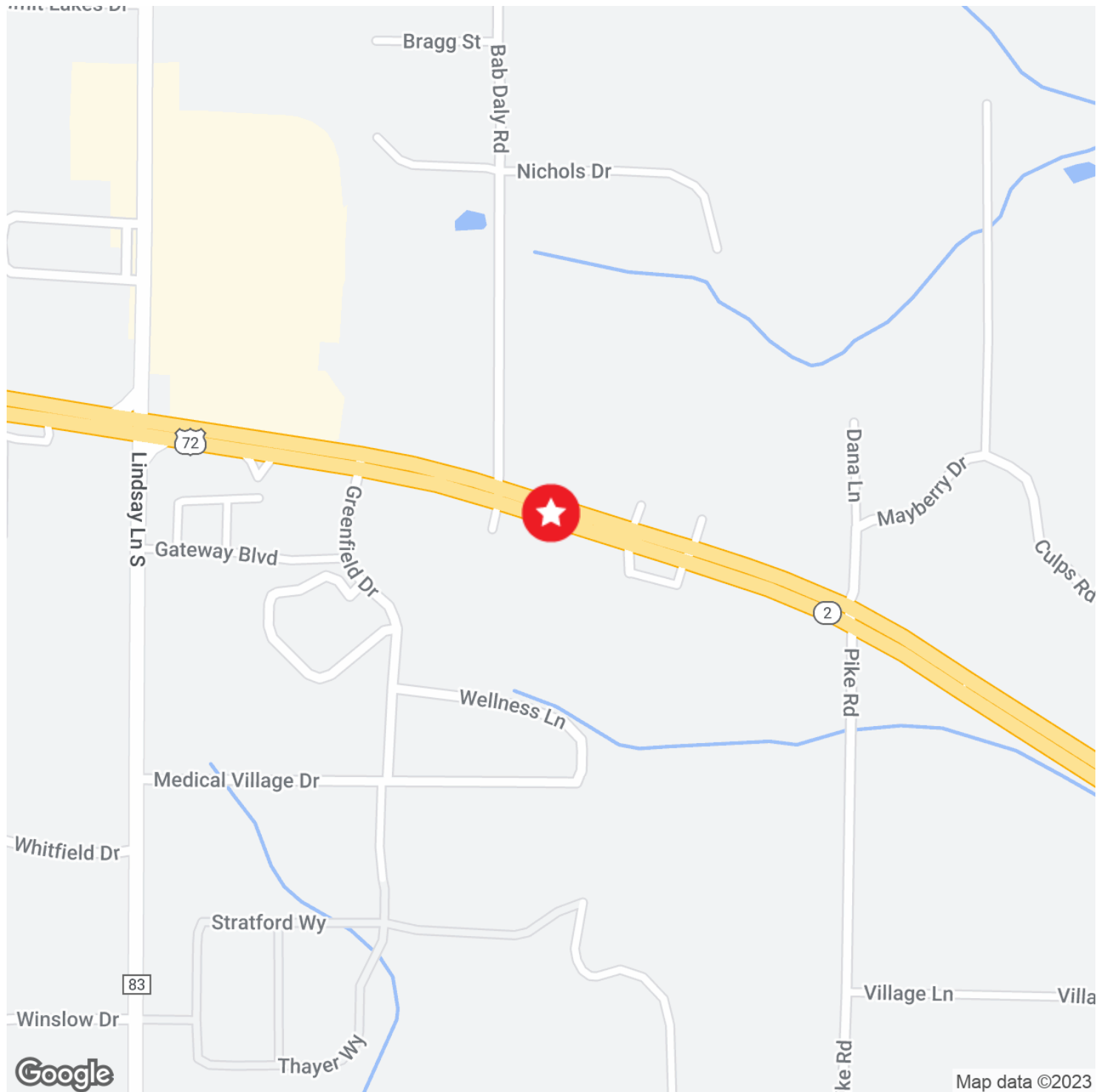
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# ATHENS MEDICAL/PROFESSIONAL OFFICE



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LOCATION MAP



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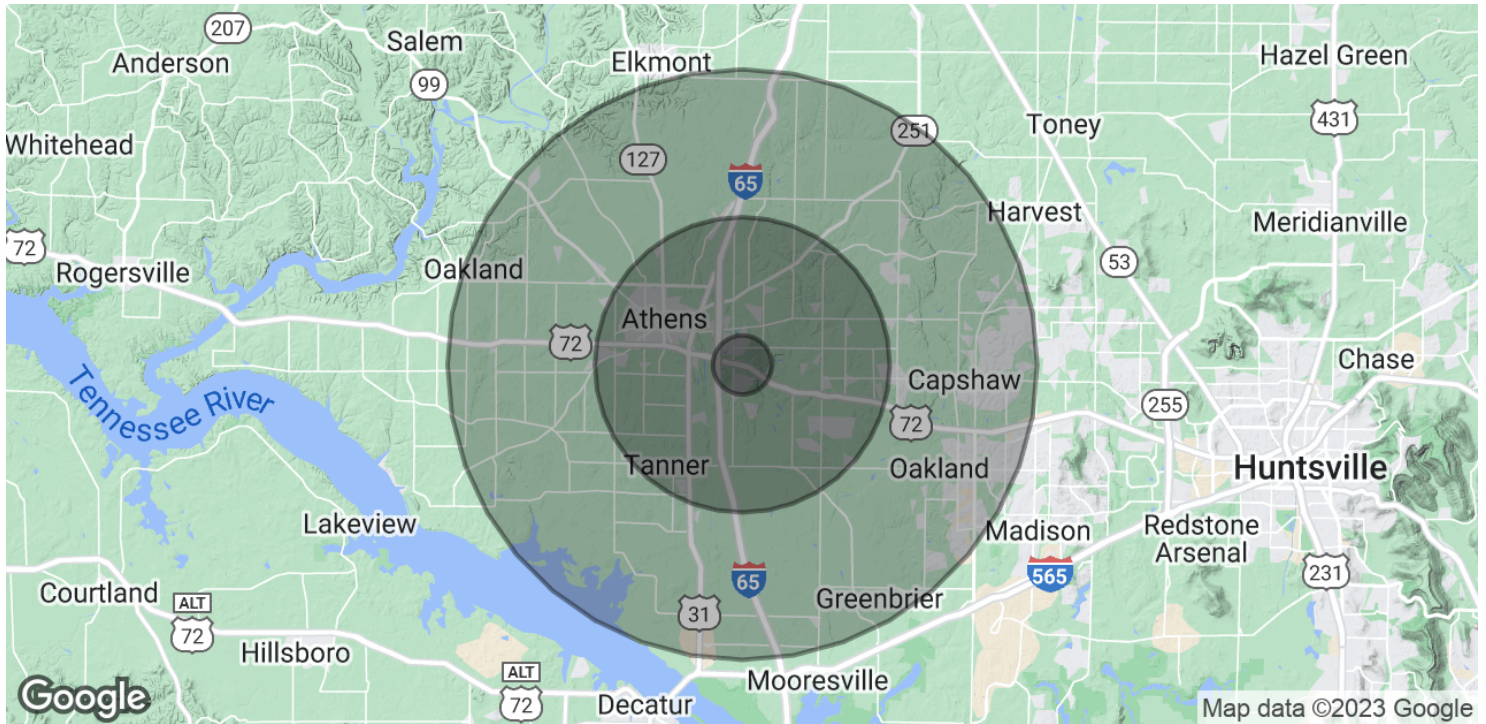
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# ATHENS MEDICAL/PROFESSIONAL OFFICE



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT



## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

|                      |       |        |        |
|----------------------|-------|--------|--------|
| Total Population     | 2,655 | 27,646 | 58,952 |
| Average age          | 35.0  | 37.6   | 38.1   |
| Average age (Male)   | 35.4  | 37.1   | 37.6   |
| Average age (Female) | 35.7  | 38.3   | 38.8   |

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,087     | 11,498    | 22,881    |
| # of persons per HH | 2.4       | 2.4       | 2.6       |
| Average HH income   | \$59,787  | \$54,850  | \$59,476  |
| Average house value | \$207,885 | \$163,446 | \$153,782 |

\* Demographic data derived from 2020 ACS - US Census



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# ATHENS MEDICAL/PROFESSIONAL OFFICE



OFFICE BUILDING FOR SALE

ADVISOR BIO 1



**TERRI DEAN, CCIM**

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

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

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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