

GEORGE ELLIOTT

205.531.6094

ge@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

Sale Price:	\$2,950,000 / \$42.34 PSF
Building Size:	69,677 SF
In-Place NOI:	\$172,550
Occupancy:	51.3%

PROPERTY DETAILS

- 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

GEORGE ELLIOTT

205.531.6094

ge@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**



GEORGE ELLIOTT

205.531.6094

ge@shanwalt.com

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

**WE LOVE
REAL ESTATE**

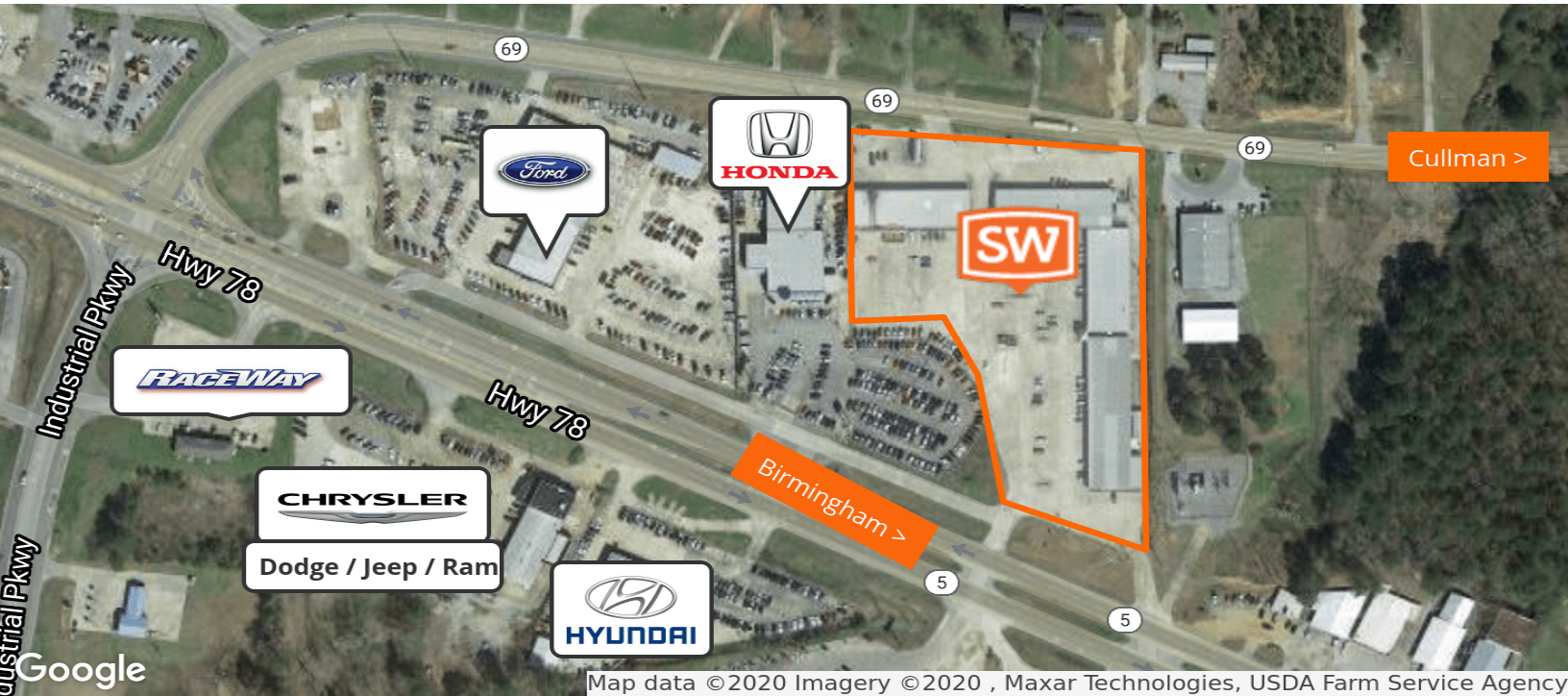
FOR SALE

Medical Plaza East

4330 Highway 78 East, Jasper, AL 35501



**SHANNON
WALTCHACK**



GEORGE ELLIOTT

205.531.6094

ge@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

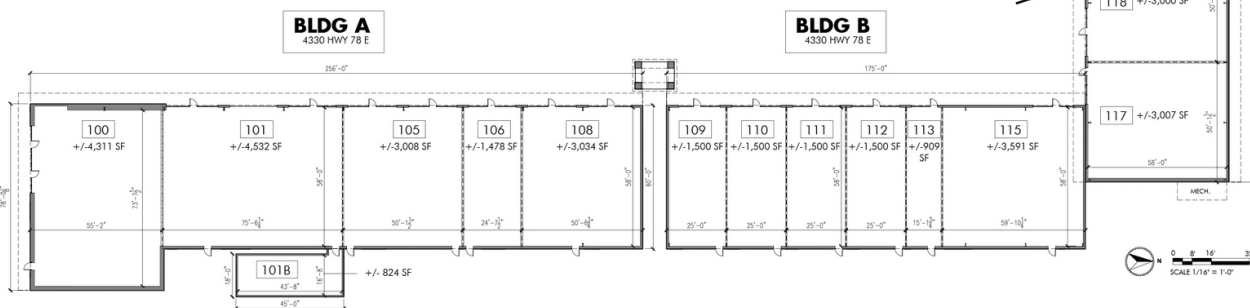
4330 Highway 78 East, Jasper, AL 35501



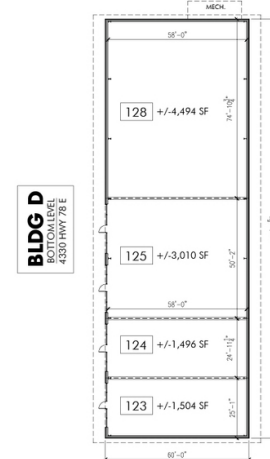
**SHANNON
WALTCHACK**



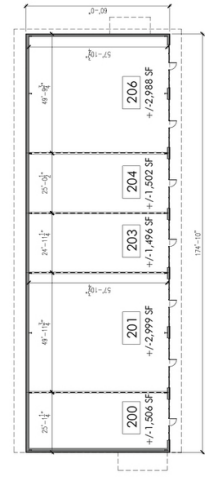
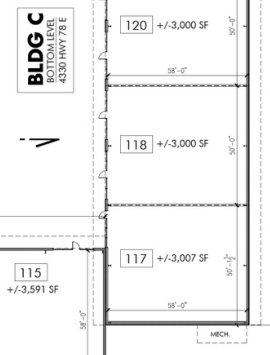
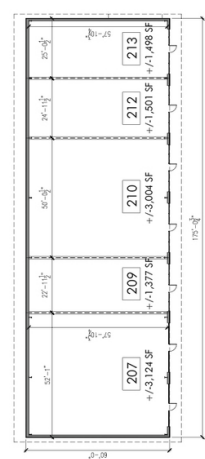
NOTE: Buildings C and D have 2 levels
The Upper Level Entrances front Highway 69



MAIN LEVEL



UPPER LEVEL



GEORGE ELLIOTT

205.531.6094

ge@shanwalt.com

**WE LOVE
REAL ESTATE**

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

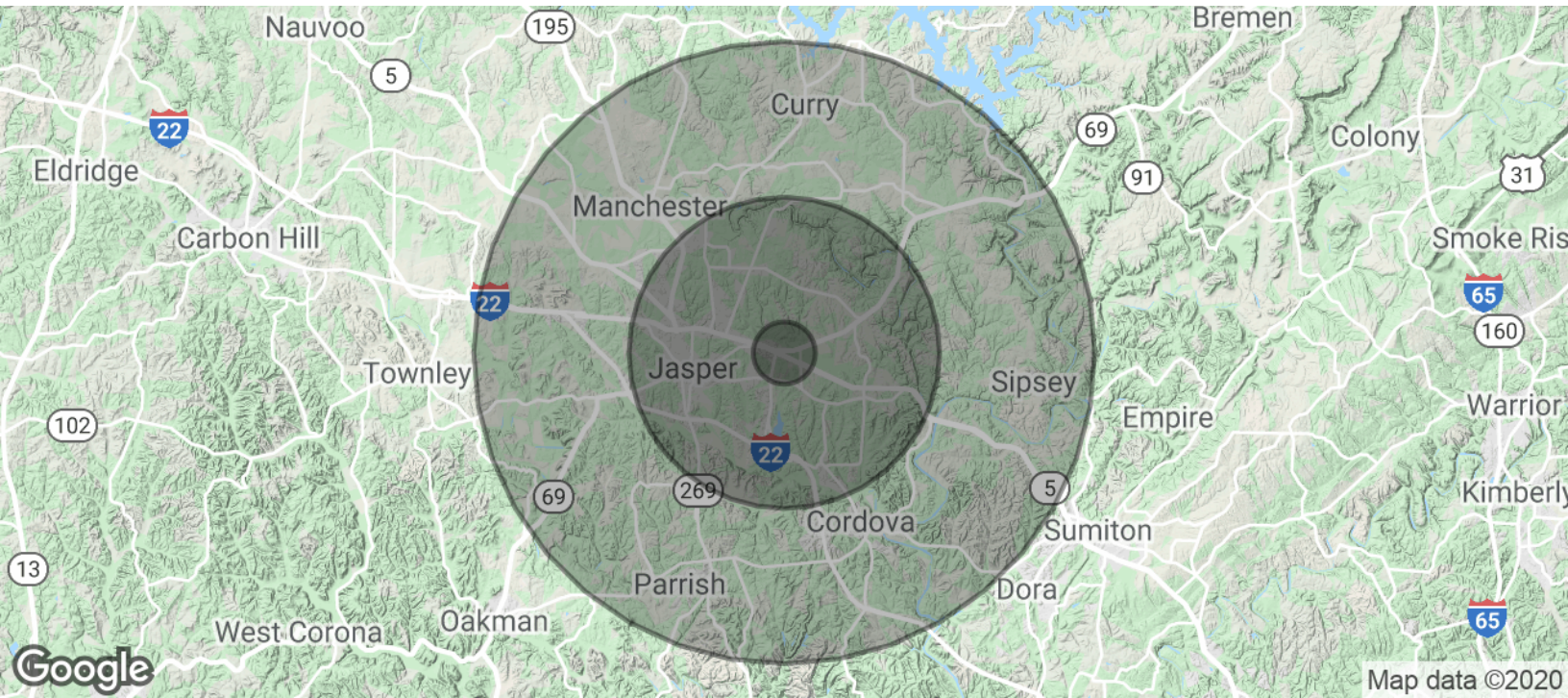
FOR SALE

Medical Plaza East

4330 Highway 78 East, Jasper, AL 35501



**SHANNON
WALTCHACK**



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,015	19,488	44,734
Median age	40.6	40.8	41.1
Median age (Male)	36.2	38.0	38.8
Median age (Female)	43.4	42.9	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	410	7,565	17,232
# of persons per HH	2.5	2.6	2.6
Average HH income	\$60,926	\$58,686	\$55,364
Average house value	\$190,694	\$155,955	\$130,435

** Demographic data derived from 2010 US Census*

GEORGE ELLIOTT

205.531.6094

ge@shanwalt.com

**WE LOVE
REAL ESTATE**

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