



**OFFICE BUILDING FOR LEASE**

# **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 LEASE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	4,020 SF
Lease Rate:	\$18.00 SF/yr (NNN)
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 has open space with several restrooms, exam rooms, and other rooms. There are plenty of parking spaces and large signage opportunity.

## 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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LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,020 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
22292 Hwy 72 E	Available	4,020 SF	NNN	\$18.00 SF/yr	-



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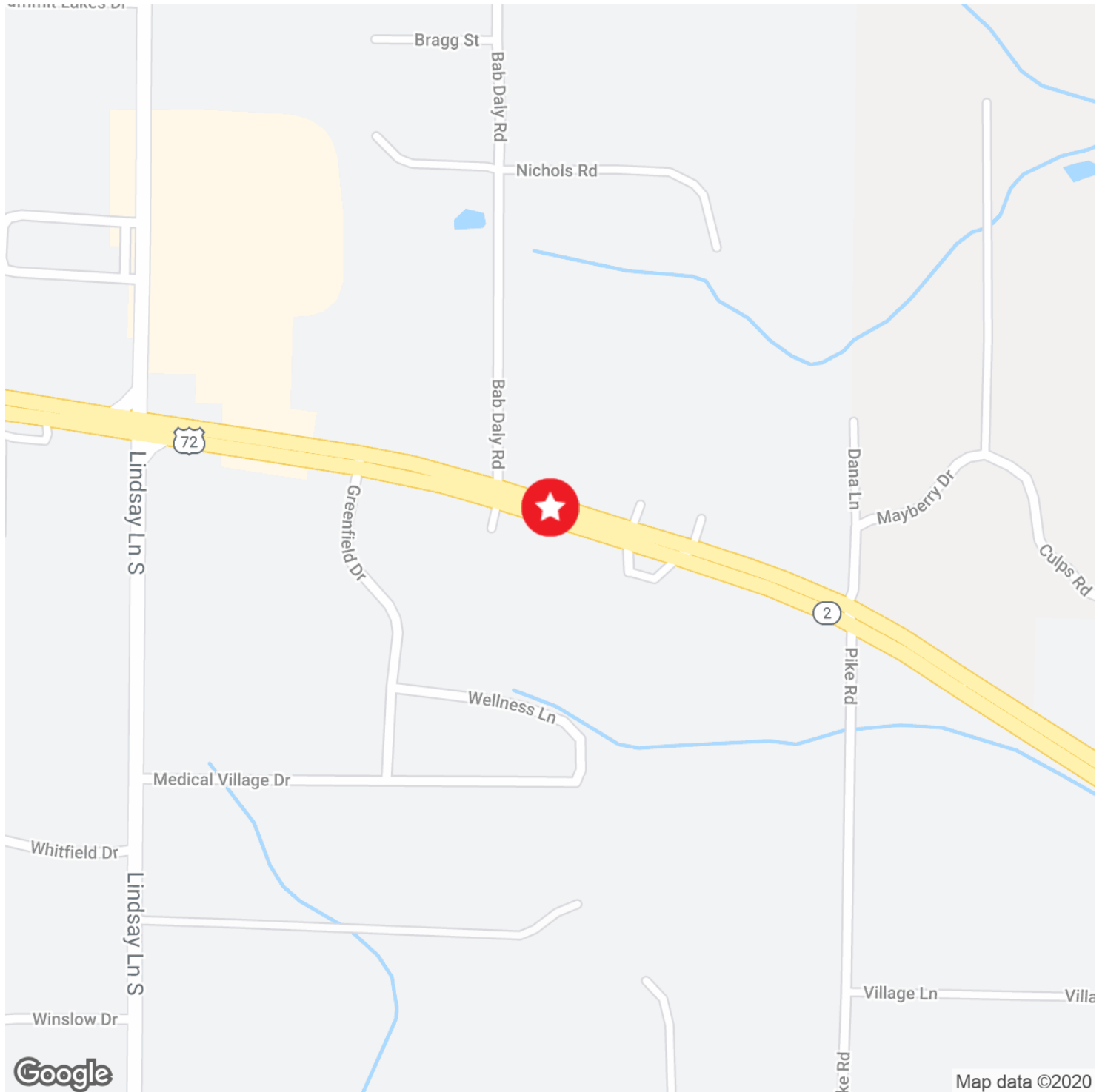
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# ATHENS MEDICAL/PROFESSIONAL OFFICE



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LOCATION MAPS



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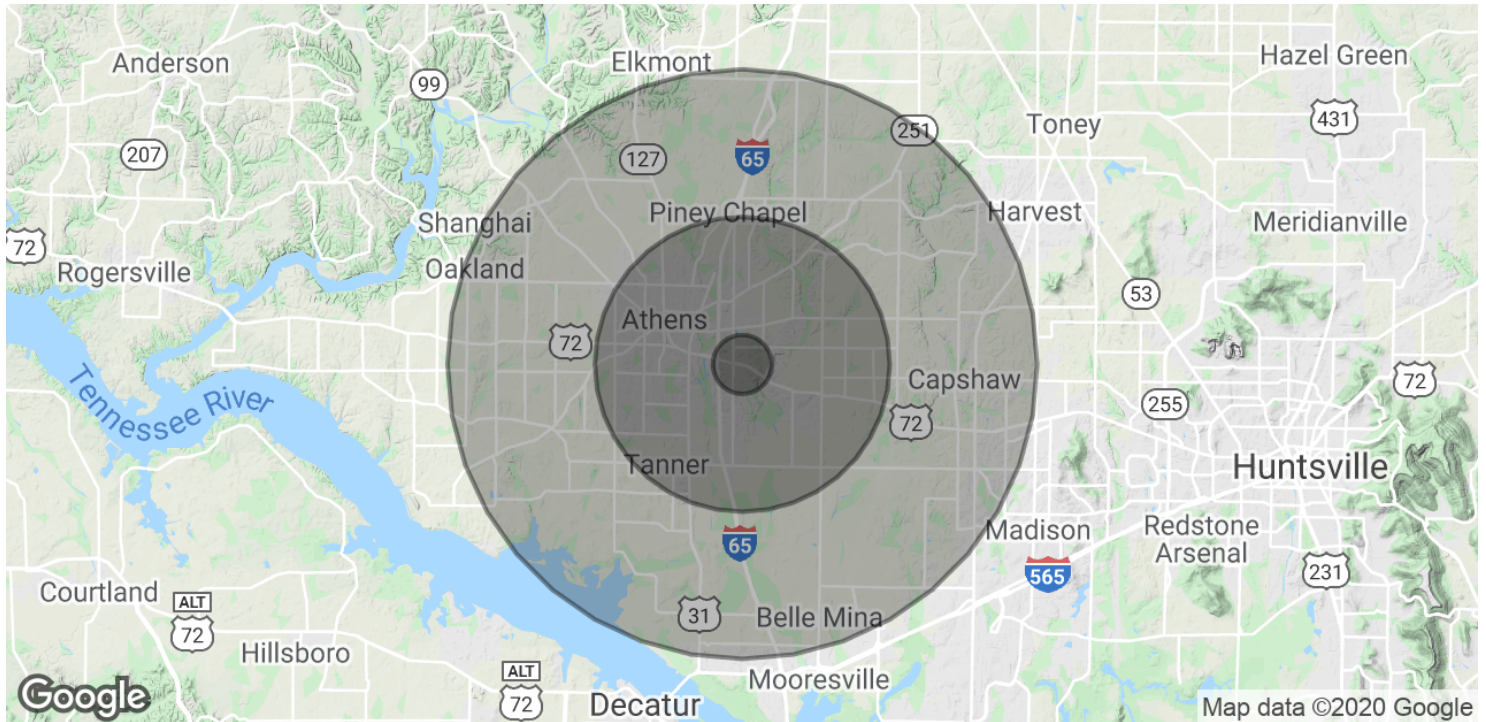
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# ATHENS MEDICAL/PROFESSIONAL OFFICE



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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 2010 US Census



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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 12 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.

Terri is actively involved on the board of the Women's Business Council. She is also involved in the Huntsville/Madison County Chamber of Commerce.

## EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee in 1996. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

## MEMBERSHIPS

Alabama CCIM Chapter  
Huntsville/Madison County Chamber of Commerce  
International Council of Shopping Centers  
Women's Business Council

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



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