

# LEASE

## CRESTWOOD PROFESSIONAL CENTER

250 Chateau Dr SW Suite 245 Huntsville, AL 35801



**LEASE RATE**

\$19.50/sf plus \$6.71 operating costs

**ROY HANLIN, CCIM**

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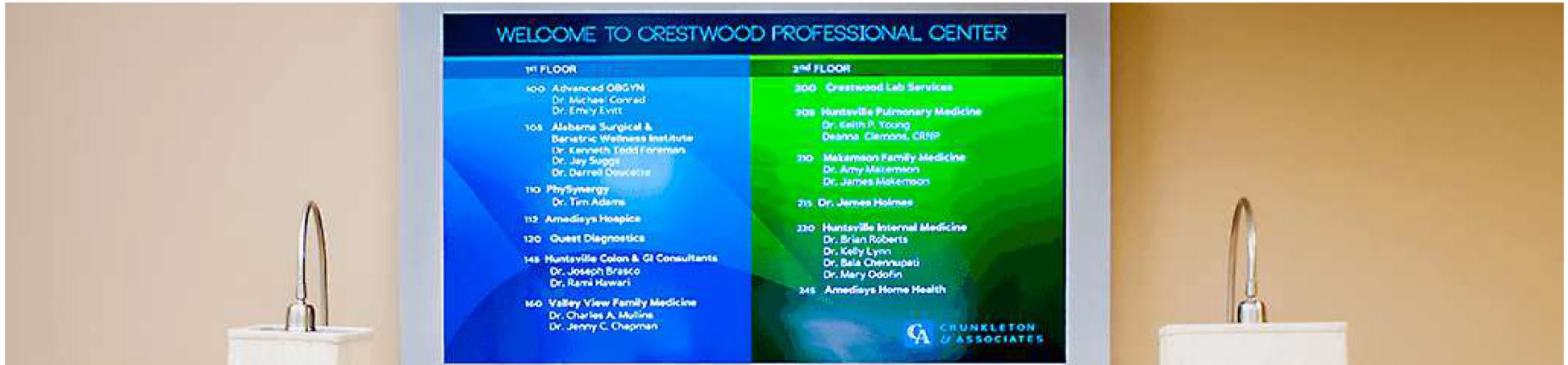


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### PROPERTY DESCRIPTION

Directly connected to Crestwood Hospital, Crestwood Professional Center offers ease of care for patients and doctors to see to all their medical needs in one convenient facility. With easy access to Memorial Parkway, the property is in proximity to many shops and restaurants.

### PROPERTY HIGHLIGHTS

- Suite 245 (divisible) (6,843 SF) was used for a home healthcare service and has a mostly open floorplan. It can be built out for different uses, if needed. Property houses many medical specialties such as Internal Medicine, Infectious Diseases, OB/GYN, Podiatry, Lab, and Behavioral Health. Elevator access to 2nd floor.

### OFFERING SUMMARY

Lease Rate:	\$19.50/sf plus operating costs
Number of Units:	1
Available SF:	6,843 SF
Building Size:	2 Floors

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	430	965	2,967
Total Population	863	1,987	6,258
Average HH Income	\$103,733	\$111,330	\$127,004

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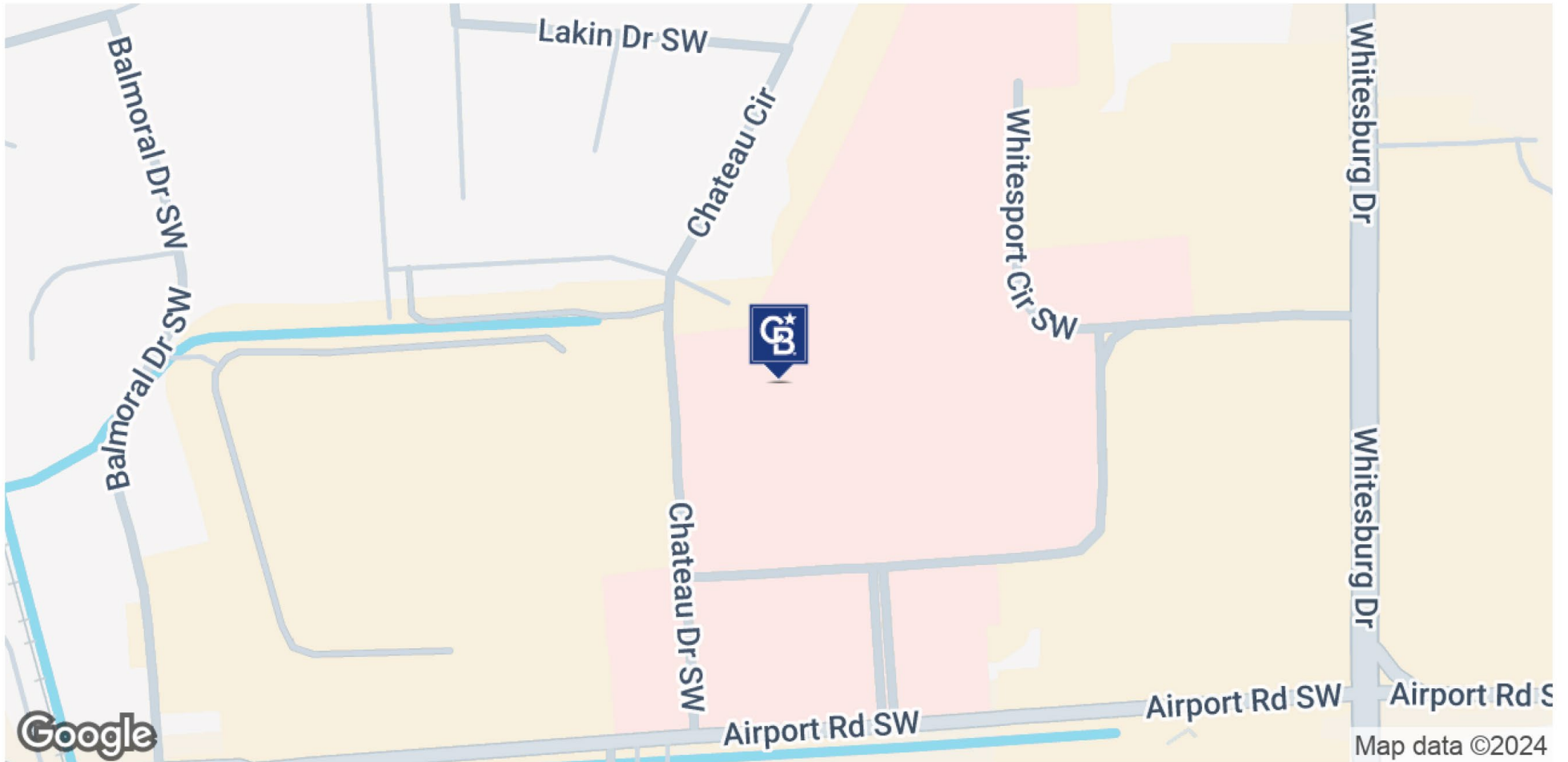


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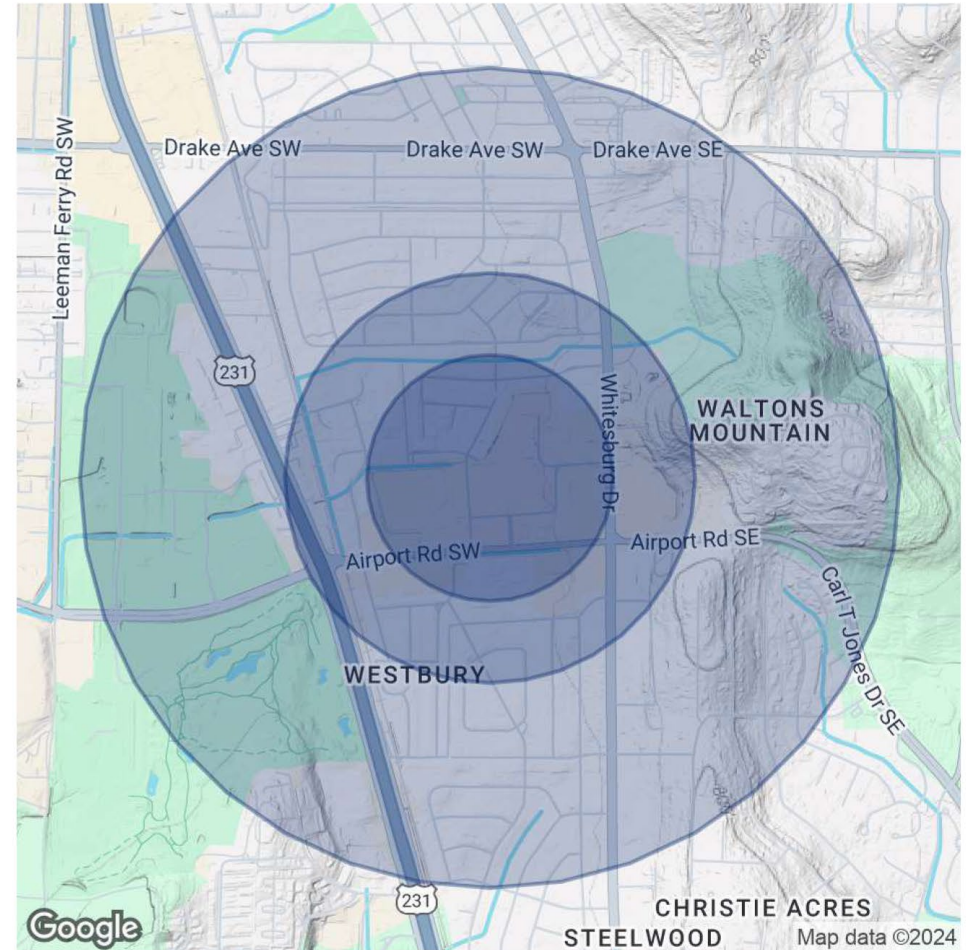
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	863	1,987	6,258
Average Age	51	48	46
Average Age (Male)	45	44	44
Average Age (Female)	55	51	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	430	965	2,967
# of Persons per HH	2	2.1	2.1
Average HH Income	\$103,733	\$111,330	\$127,004
Average House Value	\$489,562	\$484,397	\$487,543

Demographics data derived from AlphaMap



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