



FOR SALE

WESTMEAD OFFICE COMPLEX

2119 Westmead Dr SW - Decatur, AL



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



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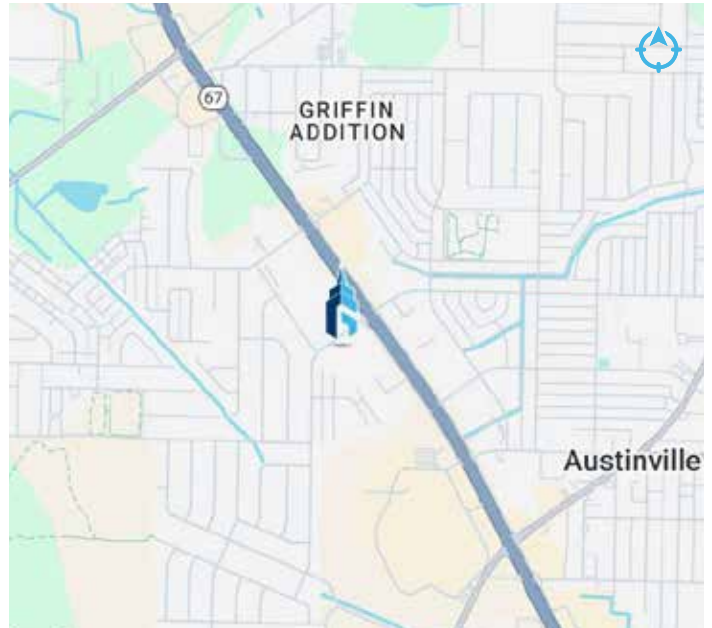
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY	
# of Parcels:	1
Lot Size:	+/- 1.6 Acres
Building Size:	+/- 22,000 SF
Price:	\$2,250,000
CAP Rate:	7.5%
Zoning:	M1-A
Year Built:	1979
Number of Units:	12

PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering which consists of an approximately 1.6 acre property with a +/- 22,000 SF office complex, located at 2119 Westmead Dr, just off Beltline Rd in Decatur. It is an office/retail facility zoned M-1A. This prime location offers excellent accessibility and visibility, making it an ideal choice for businesses seeking to establish a presence in Decatur. Its close proximity to Beltline Rd ensures convenience, enhancing its appeal for a variety of office and retail operations.

It is worth noting that the property is centrally located with quick access to Decatur, Athens, Madison, and Huntsville. All written offers will be presented for consideration. Financials available upon request.



WESTMEAD OFFICE COMPLEX

PROPERTY INFORMATION

2119 Westmead Dr SW - Decatur, AL

INVESTMENT PROPERTY
PARCEL MAPS



INVESTMENT PROPERTY
EXTERIOR PHOTOS



INTERIOR PHOTOS



SUITE 2



SUITE 3



SUITE 4



SUITE 5



SUITE 8



SUITE 12



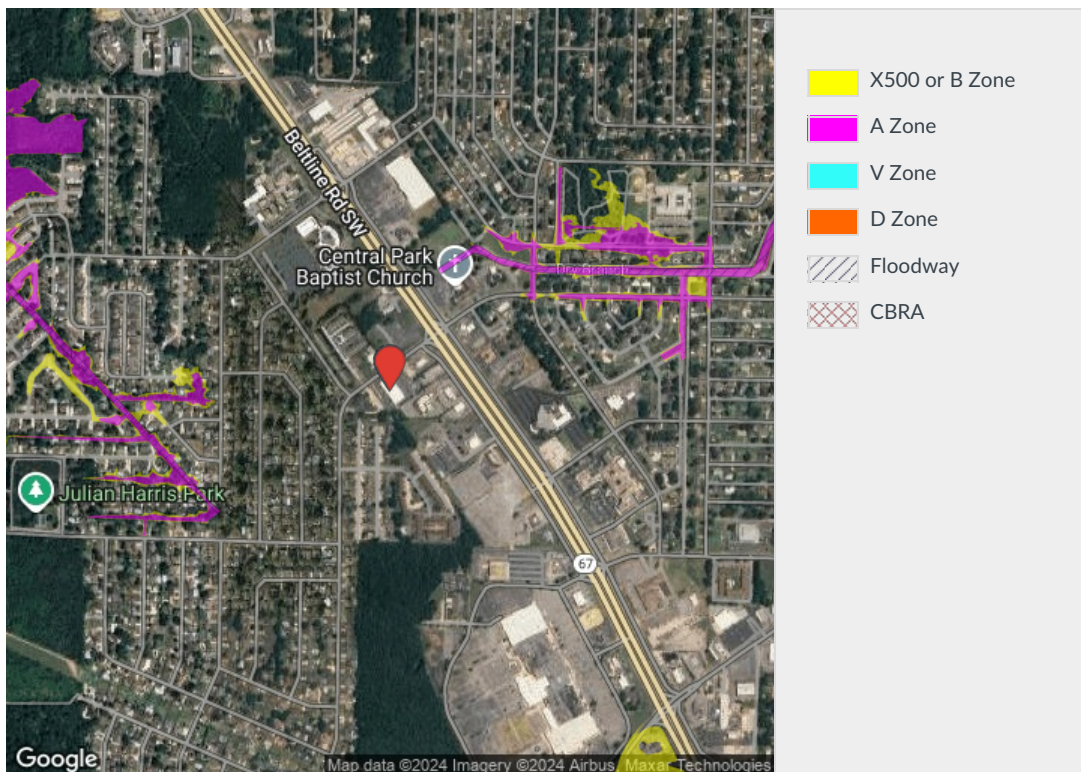
2119 WESTMEAD ST SW DECATUR, AL 35603

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0059F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0059F



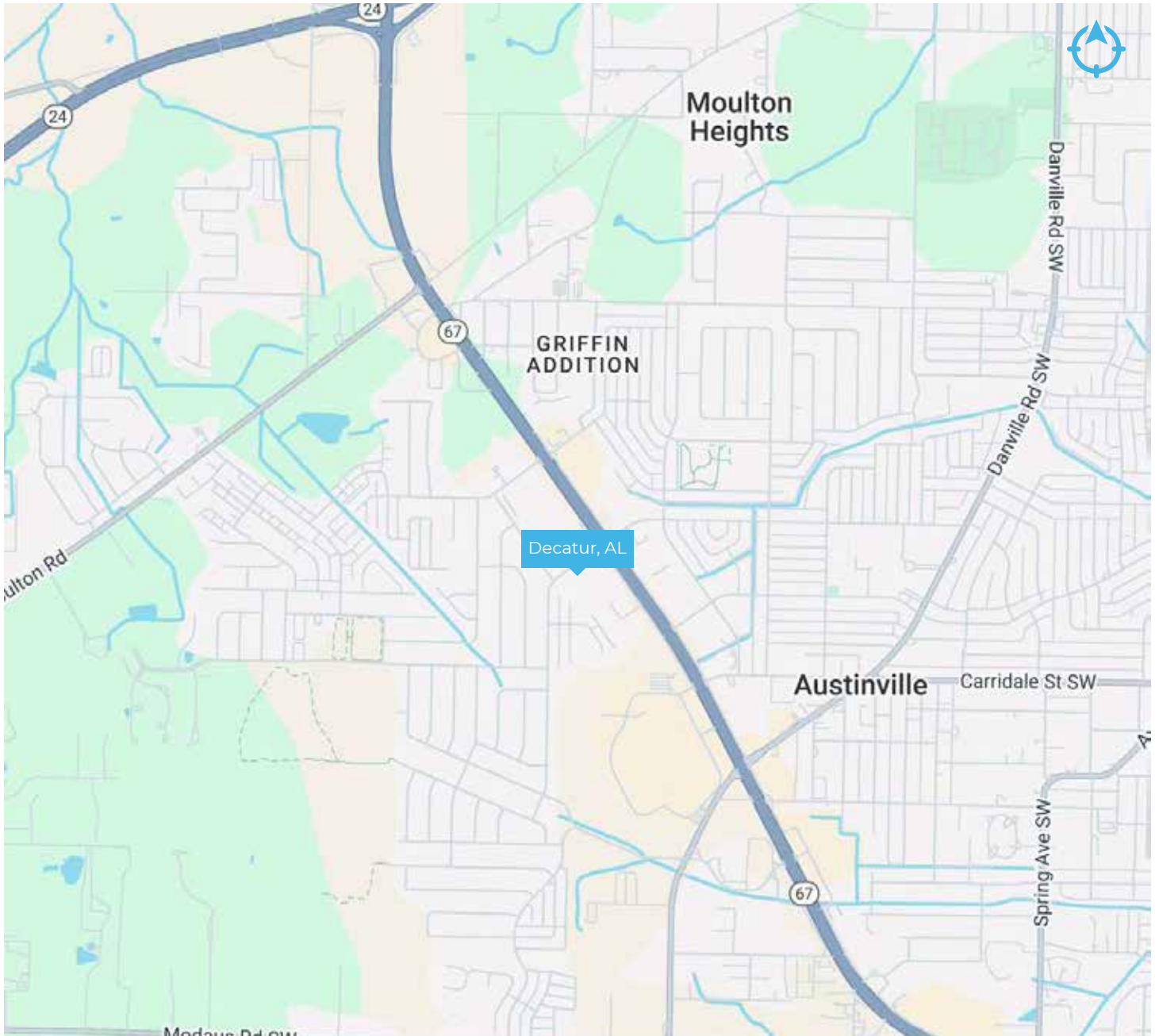


WESTMEAD OFFICE COMPLEX

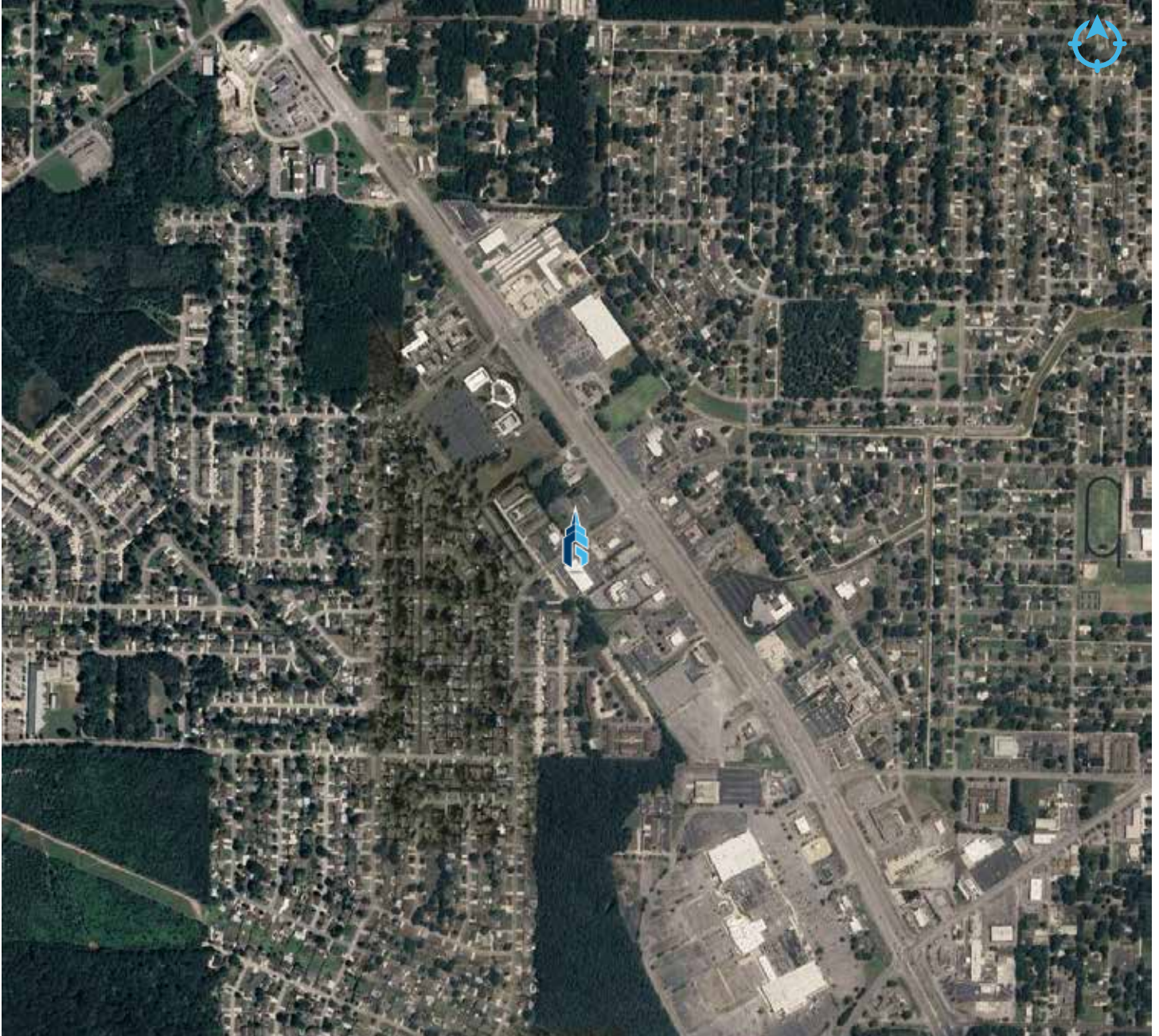
LOCATION INFORMATION

2119 Westmead Dr SW - Decatur, AL

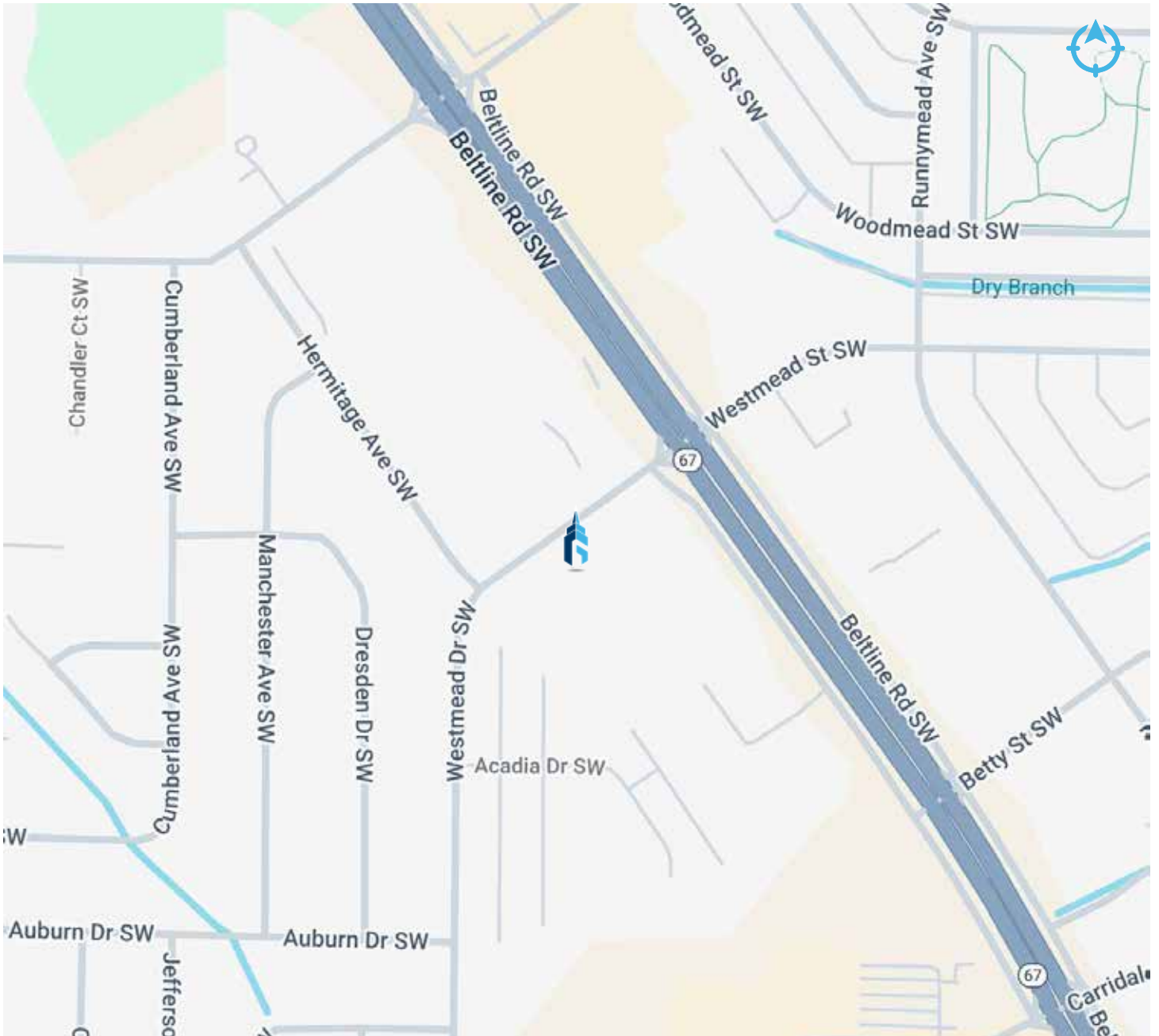
REGIONAL MAP



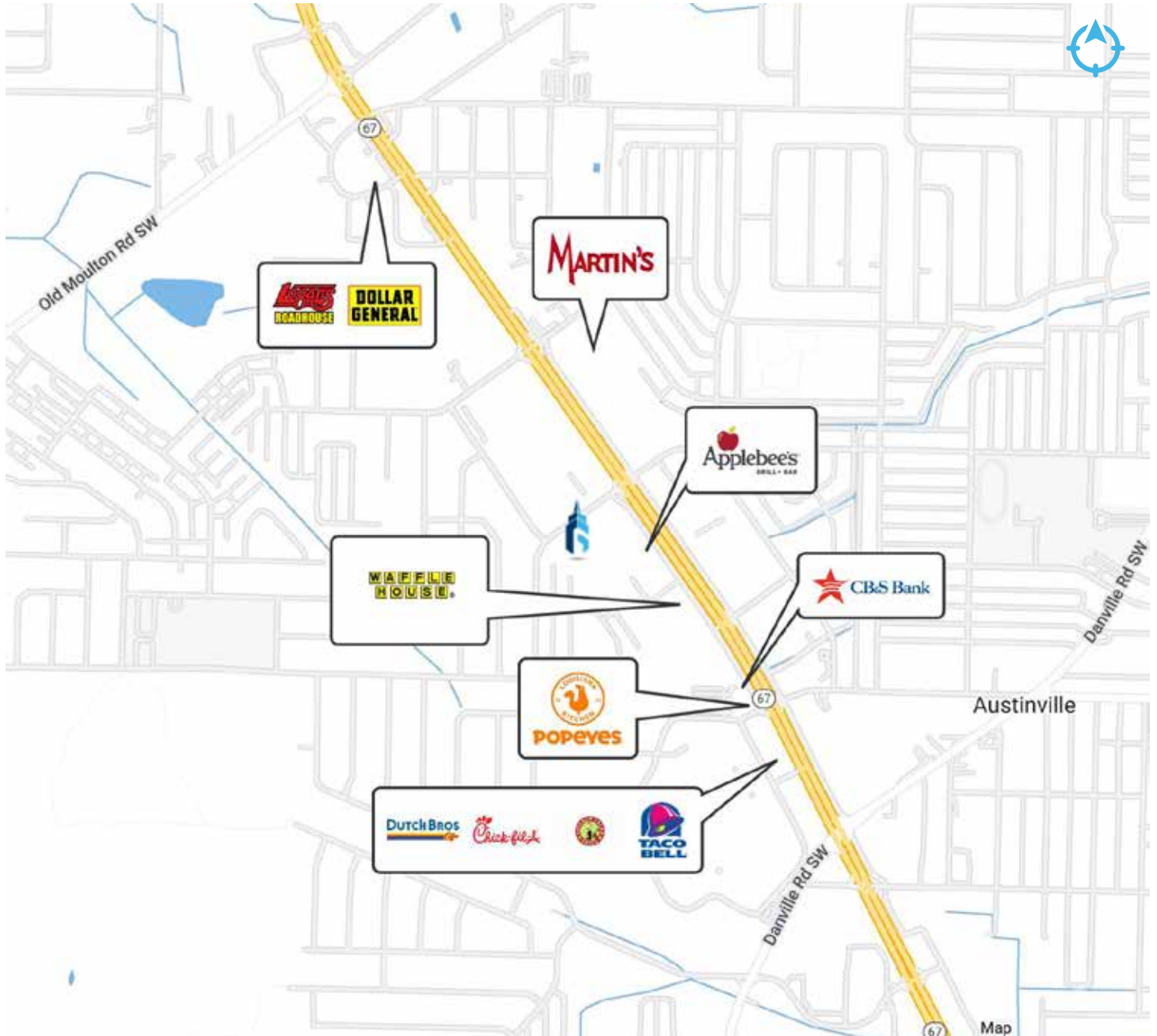
INVESTMENT PROPERTY
AERIAL MAP



LOCATION MAP



RETAILER MAP



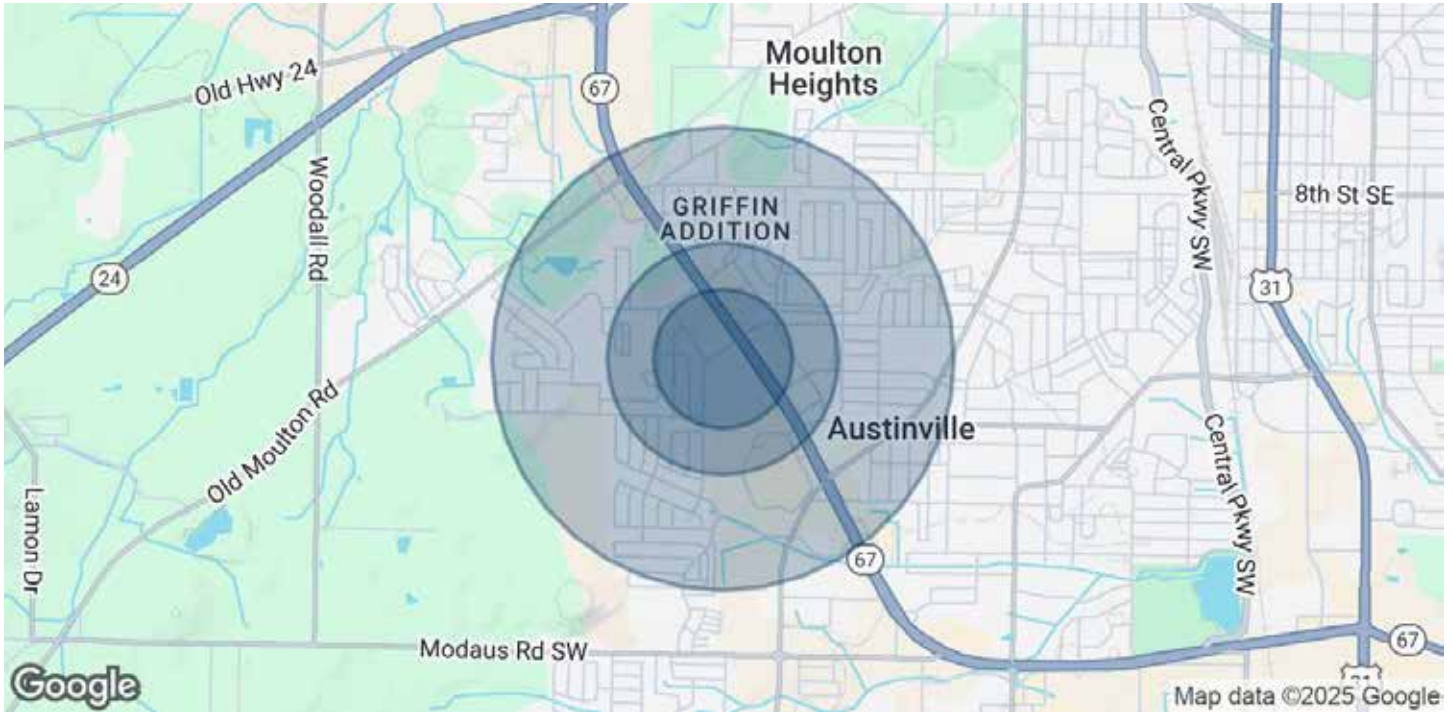


WESTMEAD OFFICE COMPLEX

DEMOGRAPHIC DATA

2119 Westmead Dr SW - Decatur, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	536	2,026	8,719
Average Age	38	39	40
Average Age (Male)	37	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	253	896	3,680
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$65,267	\$69,172	\$72,616
Average House Value	\$181,535	\$200,405	\$227,585

Demographics data derived from AlphaMap



Demographic and Income Profile

2119 Westmead Dr SW, Decatur, Alabama, 35603
 Ring band: 0 - 1 mile radius

Prepared by Esri
 Latitude: 34.57904
 Longitude: -87.02215

Summary	Census 2010	Census 2020	2024	2029
Population	7,860	8,207	8,206	8,173
Households	3,339	3,449	3,472	3,490
Families	2,162	2,153	2,142	2,147
Average Household Size	2.35	2.36	2.34	2.32
Owner Occupied Housing Units	2,108	2,100	2,167	2,231
Renter Occupied Housing Units	1,231	1,349	1,305	1,259
Median Age	37.4	38.4	38.6	39.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.08%	0.31%	0.38%
Households	0.10%	0.50%	0.64%
Families	0.05%	0.47%	0.56%
Owner HHs	0.58%	0.58%	0.97%
Median Household Income	1.50%	3.01%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	187	5.4%	165	4.7%
\$15,000 - \$24,999	205	5.9%	165	4.7%
\$25,000 - \$34,999	416	12.0%	371	10.6%
\$35,000 - \$49,999	469	13.5%	453	13.0%
\$50,000 - \$74,999	817	23.5%	808	23.2%
\$75,000 - \$99,999	691	19.9%	727	20.8%
\$100,000 - \$149,999	488	14.1%	548	15.7%
\$150,000 - \$199,999	101	2.9%	136	3.9%
\$200,000+	97	2.8%	117	3.4%

Median Household Income	\$61,318	\$66,065
Average Household Income	\$75,654	\$83,987
Per Capita Income	\$32,096	\$35,957

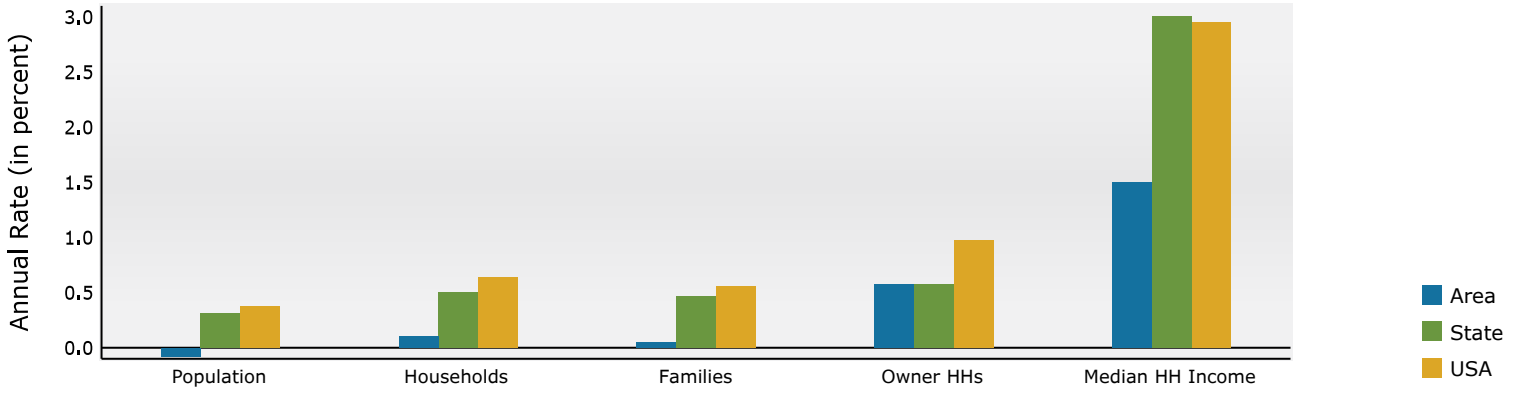
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	502	6.4%	491	6.0%	488	5.9%	483	5.9%
5 - 9	512	6.5%	496	6.0%	494	6.0%	456	5.6%
10 - 14	528	6.7%	558	6.8%	491	6.0%	469	5.7%
15 - 19	499	6.3%	549	6.7%	526	6.4%	462	5.7%
20 - 24	516	6.6%	574	7.0%	578	7.0%	541	6.6%
25 - 34	1,111	14.1%	1,097	13.4%	1,166	14.2%	1,184	14.5%
35 - 44	1,067	13.6%	998	12.2%	992	12.1%	1,034	12.6%
45 - 54	1,130	14.4%	1,006	12.3%	993	12.1%	959	11.7%
55 - 64	950	12.1%	1,077	13.1%	1,015	12.4%	949	11.6%
65 - 74	573	7.3%	782	9.5%	851	10.4%	917	11.2%
75 - 84	373	4.7%	414	5.0%	445	5.4%	530	6.5%
85+	99	1.3%	164	2.0%	167	2.0%	190	2.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,617	71.5%	4,639	56.5%	4,444	54.2%	4,244	51.9%
Black Alone	1,595	20.3%	2,179	26.6%	2,289	27.9%	2,375	29.1%
American Indian Alone	62	0.8%	46	0.6%	47	0.6%	47	0.6%
Asian Alone	97	1.2%	91	1.1%	97	1.2%	108	1.3%
Pacific Islander Alone	7	0.1%	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	306	3.9%	590	7.2%	630	7.7%	666	8.1%
Two or More Races	176	2.2%	659	8.0%	695	8.5%	728	8.9%
Hispanic Origin (Any Race)	507	6.5%	963	11.7%	1,024	12.5%	1,086	13.3%

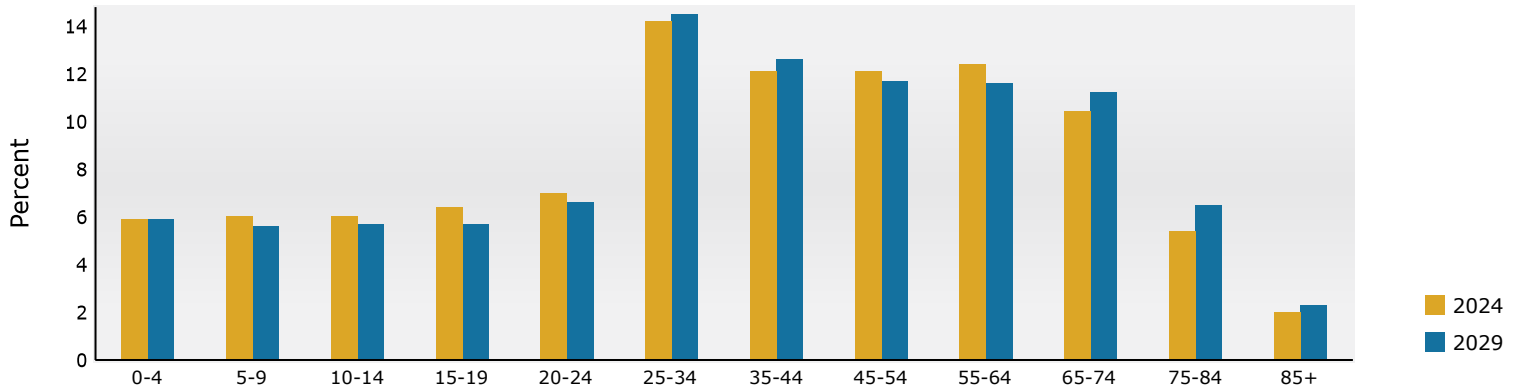
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

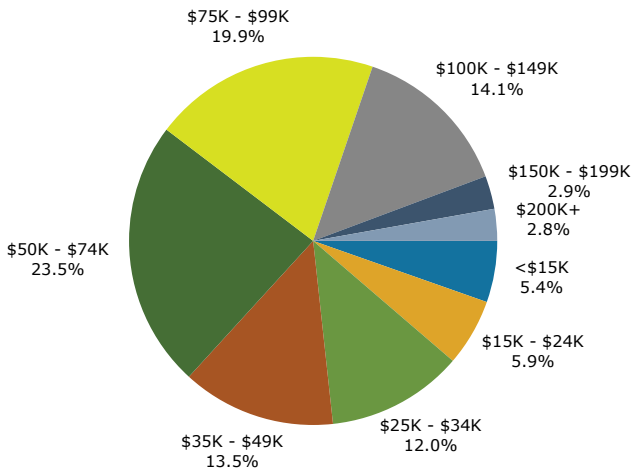
Trends 2024-2029



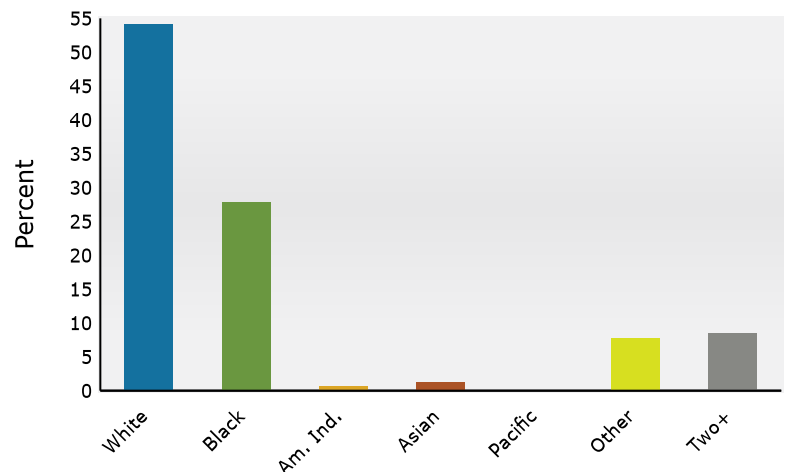
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 12.5%



Demographic and Income Profile

2119 Westmead Dr SW, Decatur, Alabama, 35603
 Ring band: 1 - 3 mile radius

Prepared by Esri
 Latitude: 34.57904
 Longitude: -87.02215

Summary	Census 2010	Census 2020	2024	2029
Population	34,583	35,275	35,493	35,685
Households	13,230	13,848	14,112	14,331
Families	8,735	8,653	8,718	8,827
Average Household Size	2.51	2.44	2.42	2.39
Owner Occupied Housing Units	7,809	7,637	7,969	8,270
Renter Occupied Housing Units	5,421	6,211	6,143	6,061
Median Age	35.0	38.1	38.2	39.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.11%	0.31%	0.38%
Households	0.31%	0.50%	0.64%
Families	0.25%	0.47%	0.56%
Owner HHs	0.74%	0.58%	0.97%
Median Household Income	1.46%	3.01%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,719	12.2%	1,576	11.0%
\$15,000 - \$24,999	1,455	10.3%	1,250	8.7%
\$25,000 - \$34,999	1,281	9.1%	1,196	8.3%
\$35,000 - \$49,999	1,620	11.5%	1,586	11.1%
\$50,000 - \$74,999	3,008	21.3%	3,052	21.3%
\$75,000 - \$99,999	2,136	15.1%	2,323	16.2%
\$100,000 - \$149,999	1,895	13.4%	2,122	14.8%
\$150,000 - \$199,999	458	3.2%	597	4.2%
\$200,000+	539	3.8%	628	4.4%

Median Household Income	\$55,955	\$60,169
Average Household Income	\$72,977	\$81,261
Per Capita Income	\$29,487	\$33,117

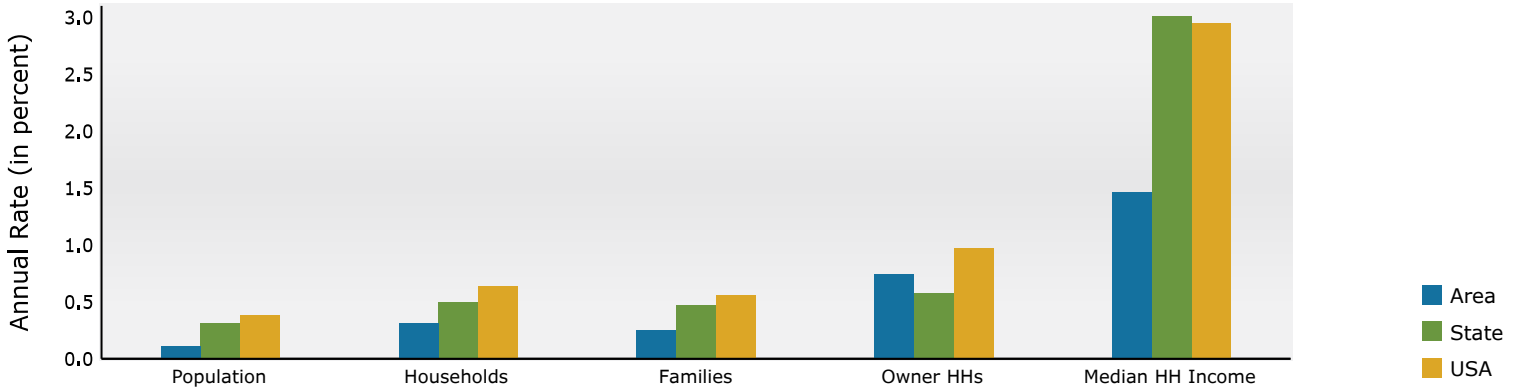
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,541	7.3%	2,331	6.6%	2,291	6.5%	2,258	6.3%
5 - 9	2,419	7.0%	2,273	6.4%	2,352	6.6%	2,140	6.0%
10 - 14	2,238	6.5%	2,238	6.3%	2,213	6.2%	2,238	6.3%
15 - 19	2,319	6.7%	2,252	6.4%	2,117	6.0%	2,083	5.8%
20 - 24	2,554	7.4%	2,332	6.6%	2,266	6.4%	2,089	5.9%
25 - 34	5,211	15.1%	4,767	13.5%	5,020	14.1%	5,013	14.0%
35 - 44	4,521	13.1%	4,539	12.9%	4,588	12.9%	4,764	13.3%
45 - 54	4,699	13.6%	4,310	12.2%	4,253	12.0%	4,261	11.9%
55 - 64	3,795	11.0%	4,554	12.9%	4,407	12.4%	4,017	11.3%
65 - 74	2,331	6.7%	3,314	9.4%	3,440	9.7%	3,860	10.8%
75 - 84	1,447	4.2%	1,733	4.9%	1,889	5.3%	2,211	6.2%
85+	507	1.5%	630	1.8%	656	1.8%	753	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	20,328	58.8%	17,607	49.9%	16,906	47.6%	16,229	45.5%
Black Alone	9,089	26.3%	9,369	26.6%	9,757	27.5%	10,084	28.3%
American Indian Alone	215	0.6%	299	0.8%	321	0.9%	324	0.9%
Asian Alone	277	0.8%	287	0.8%	305	0.9%	335	0.9%
Pacific Islander Alone	68	0.2%	38	0.1%	38	0.1%	38	0.1%
Some Other Race Alone	3,779	10.9%	4,951	14.0%	5,278	14.9%	5,636	15.8%
Two or More Races	826	2.4%	2,724	7.7%	2,888	8.1%	3,039	8.5%
Hispanic Origin (Any Race)	5,755	16.6%	7,204	20.4%	7,650	21.6%	8,143	22.8%

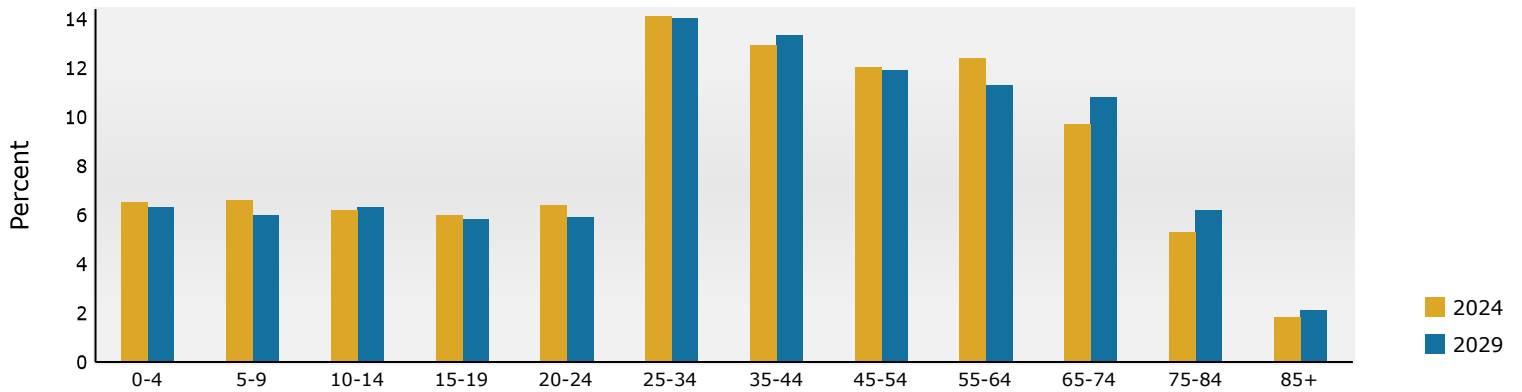
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

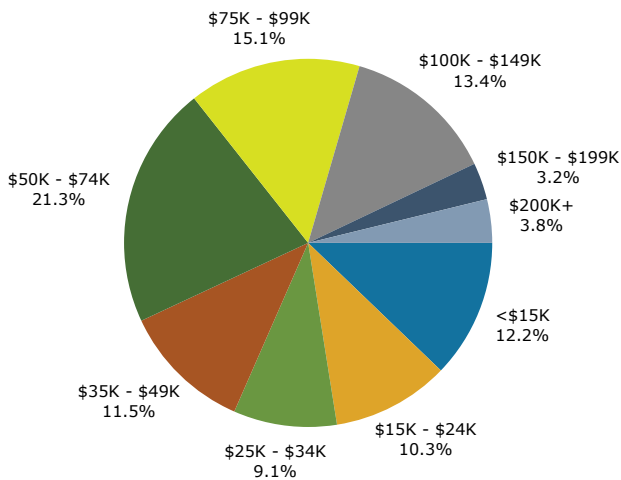
Trends 2024-2029



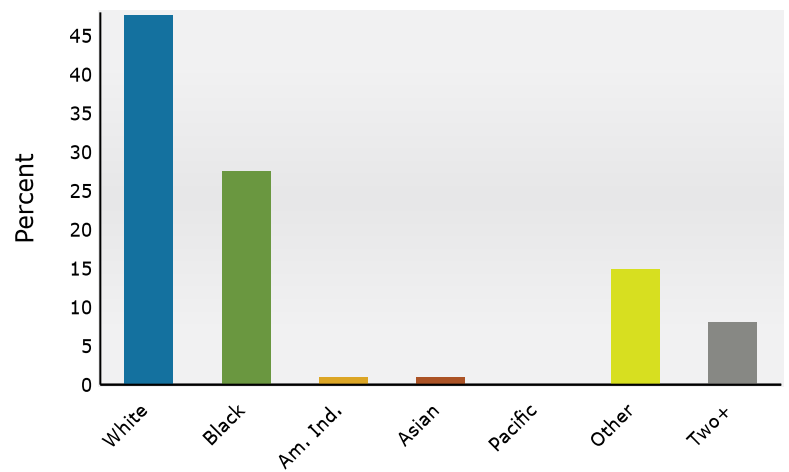
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 21.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

2119 Westmead Dr SW, Decatur, Alabama, 35603
 Ring band: 3 - 5 mile radius

Prepared by Esri
 Latitude: 34.57904
 Longitude: -87.02215

Summary	Census 2010	Census 2020	2024	2029
Population	17,562	17,942	18,222	18,494
Households	7,340	7,568	7,777	7,967
Families	4,931	4,865	4,952	5,058
Average Household Size	2.35	2.34	2.32	2.30
Owner Occupied Housing Units	5,107	5,168	5,387	5,616
Renter Occupied Housing Units	2,232	2,400	2,390	2,351
Median Age	40.9	42.3	42.4	43.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.30%	0.31%	0.38%
Households	0.48%	0.50%	0.64%
Families	0.42%	0.47%	0.56%
Owner HHs	0.84%	0.58%	0.97%
Median Household Income	2.52%	3.01%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	722	9.3%	671	8.4%
\$15,000 - \$24,999	523	6.7%	424	5.3%
\$25,000 - \$34,999	537	6.9%	472	5.9%
\$35,000 - \$49,999	1,027	13.2%	954	12.0%
\$50,000 - \$74,999	1,343	17.3%	1,305	16.4%
\$75,000 - \$99,999	1,092	14.0%	1,144	14.4%
\$100,000 - \$149,999	1,453	18.7%	1,624	20.4%
\$150,000 - \$199,999	682	8.8%	886	11.1%
\$200,000+	400	5.1%	486	6.1%

Median Household Income	\$68,549	\$77,624
Average Household Income	\$88,604	\$100,182
Per Capita Income	\$37,364	\$42,669

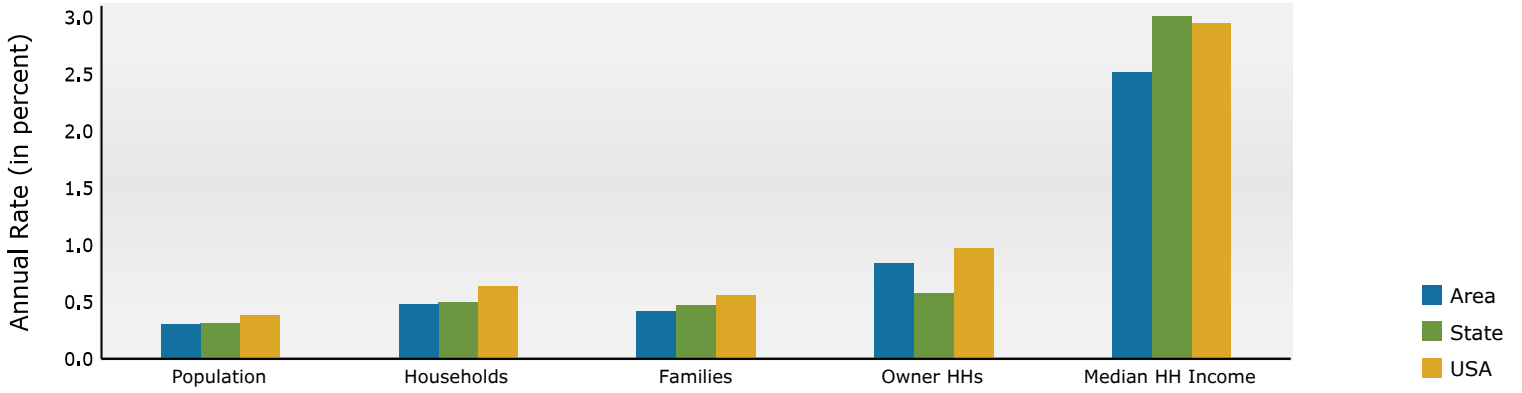
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,030	5.9%	1,045	5.8%	1,048	5.8%	1,062	5.7%
5 - 9	1,132	6.4%	1,017	5.7%	1,102	6.0%	1,019	5.5%
10 - 14	1,191	6.8%	1,120	6.2%	1,049	5.8%	1,102	6.0%
15 - 19	1,155	6.6%	1,184	6.6%	1,062	5.8%	952	5.1%
20 - 24	880	5.0%	961	5.4%	1,066	5.9%	947	5.1%
25 - 34	2,103	12.0%	2,141	11.9%	2,197	12.1%	2,324	12.6%
35 - 44	2,247	12.8%	2,057	11.5%	2,155	11.8%	2,278	12.3%
45 - 54	2,688	15.3%	2,255	12.6%	2,135	11.7%	2,140	11.6%
55 - 64	2,289	13.0%	2,560	14.3%	2,520	13.8%	2,285	12.4%
65 - 74	1,603	9.1%	2,093	11.7%	2,197	12.1%	2,351	12.7%
75 - 84	913	5.2%	1,140	6.4%	1,254	6.9%	1,525	8.2%
85+	331	1.9%	369	2.1%	435	2.4%	509	2.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,731	78.2%	12,676	70.6%	12,556	68.9%	12,372	66.9%
Black Alone	2,166	12.3%	2,332	13.0%	2,464	13.5%	2,631	14.2%
American Indian Alone	186	1.1%	169	0.9%	182	1.0%	187	1.0%
Asian Alone	111	0.6%	155	0.9%	168	0.9%	186	1.0%
Pacific Islander Alone	20	0.1%	14	0.1%	14	0.1%	15	0.1%
Some Other Race Alone	1,009	5.7%	1,273	7.1%	1,408	7.7%	1,554	8.4%
Two or More Races	338	1.9%	1,323	7.4%	1,430	7.8%	1,549	8.4%
Hispanic Origin (Any Race)	1,551	8.8%	2,020	11.3%	2,215	12.2%	2,435	13.2%

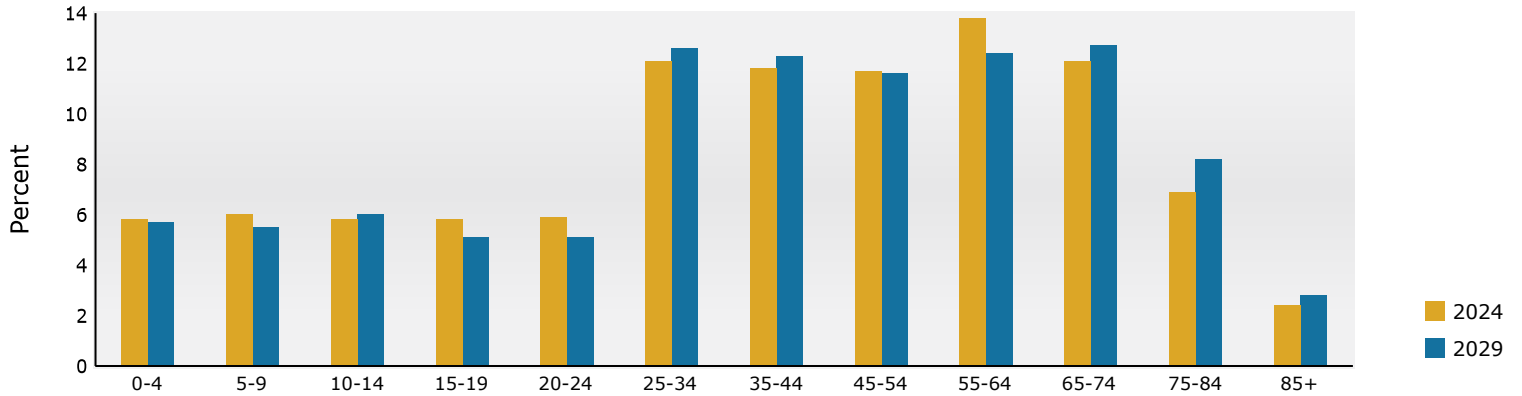
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

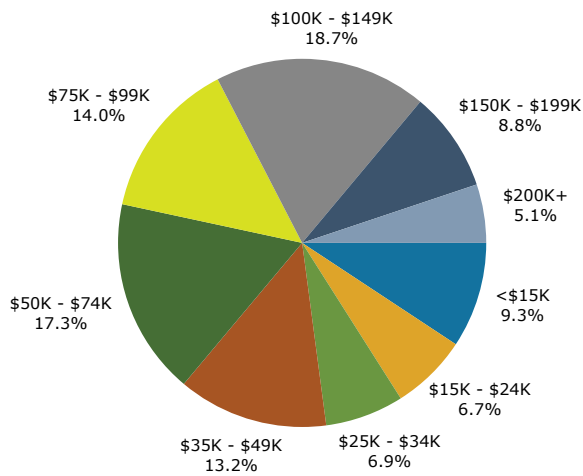
Trends 2024-2029



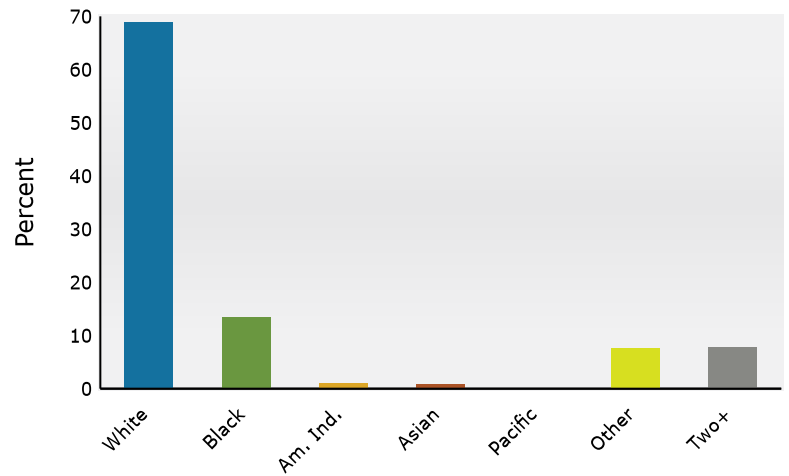
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 12.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



WESTMEAD OFFICE COMPLEX

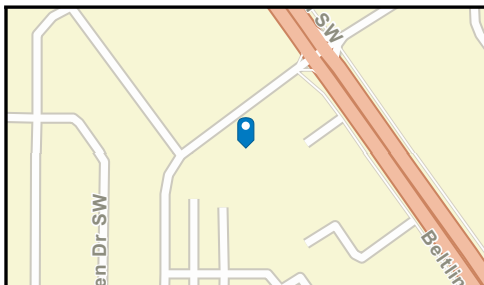
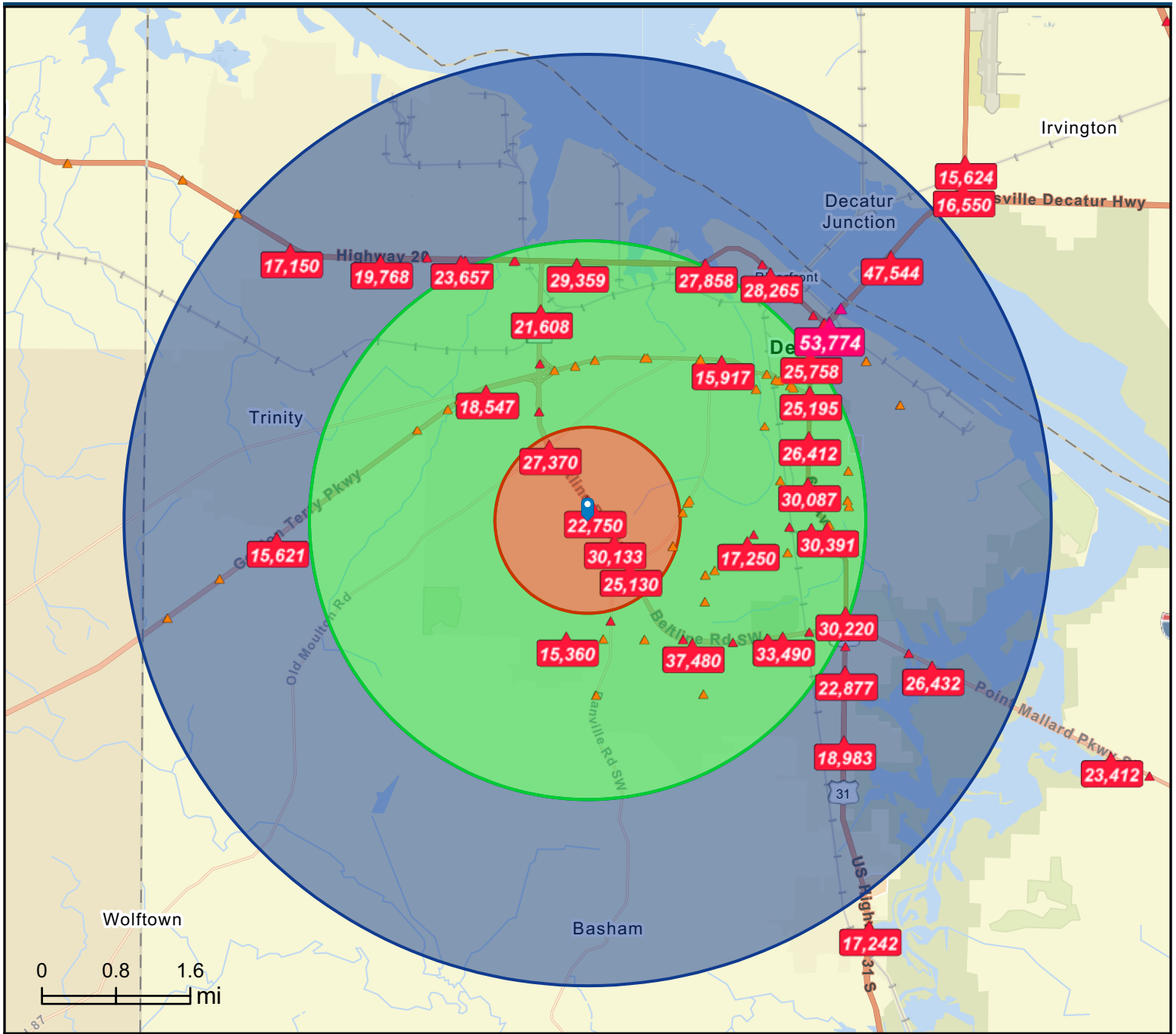
TRAFFIC DATA

2119 Westmead Dr SW - Decatur, AL

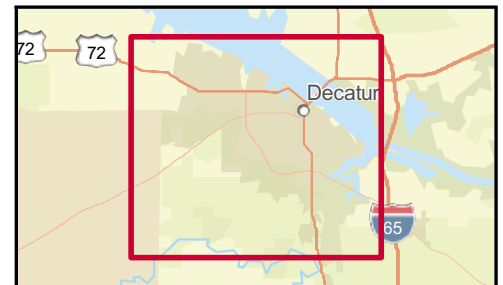
Traffic Count Map

2119 Westmead Dr SW, Decatur, Alabama, 35603
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 34.57904
Longitude: -87.02215



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



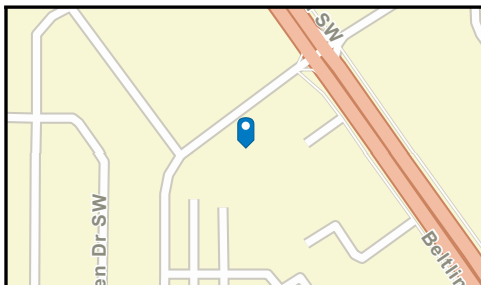
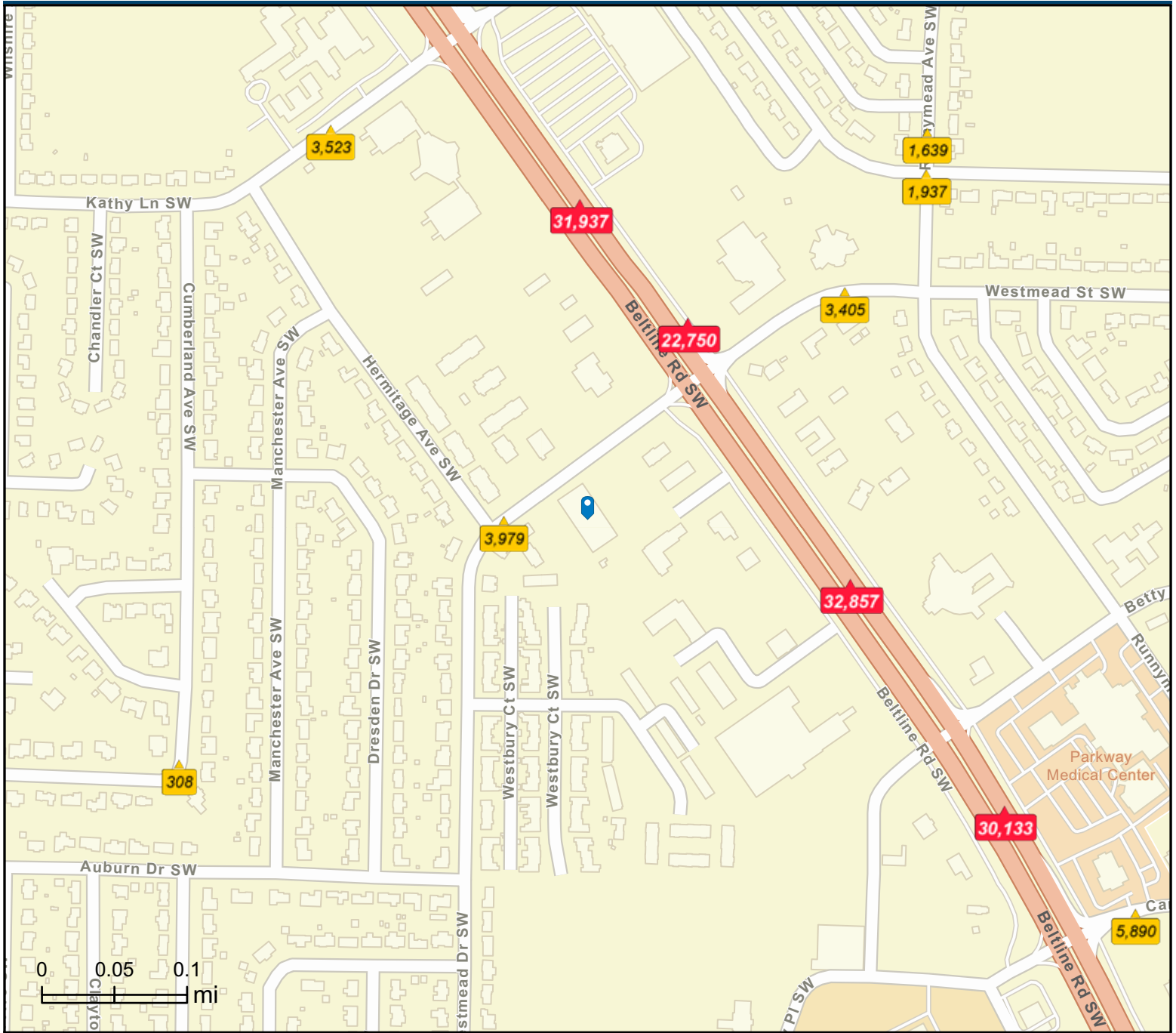
Source: ©2024 Kalibrate Technologies (Q3 2024).

December 11, 2024

Traffic Count Map - Close Up

2119 Westmead Dr SW, Decatur, Alabama, 35603
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 34.57904
Longitude: -87.02215



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
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 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).



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