

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7,000 per month
Building Size:	7,527 SF
Available SF:	7,527 SF
Lot Size:	20,790 SF
Number of Units:	100
Year Built:	1983
Zoning:	O-1

PROPERTY OVERVIEW

This well-maintained medical office property offers a highly functional layout ideal for healthcare providers. The building features a total of 20 exam rooms, thoughtfully divided into two sections—12 rooms on the east wing and 8 on the west wing, allowing for efficient patient flow and potential multi-provider use. Additional features include multiple restrooms that are conveniently located throughout the facility, A centralized check-in area, and a spacious waiting room designed for patient comfort. The property is a 1.5-story building with a base area of 5,018 square feet and a total gross building area of 7,527 square feet. It is situated on a 0.4848-acre lot, providing adequate space for parking and accessibility. This offering is a sublease opportunity and is subject to all terms and conditions of the existing lease agreement. Lease terms are negotiable. For more information or to schedule your tour, contact Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- Efficient dual-wing layout ideal for multi-provider or multi-specialty use
- Spacious waiting room with centralized check-in area
- Designed for high patient volume and workflow efficiency
- Move-in ready medical space with existing infrastructure
- Sublease opportunity – avoid full build-out costs
- Subdividable - Ideal coworking

1421 NARROW LN. PKWY. - SUBDIVIDABLE OFFICE | OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS



Hodges
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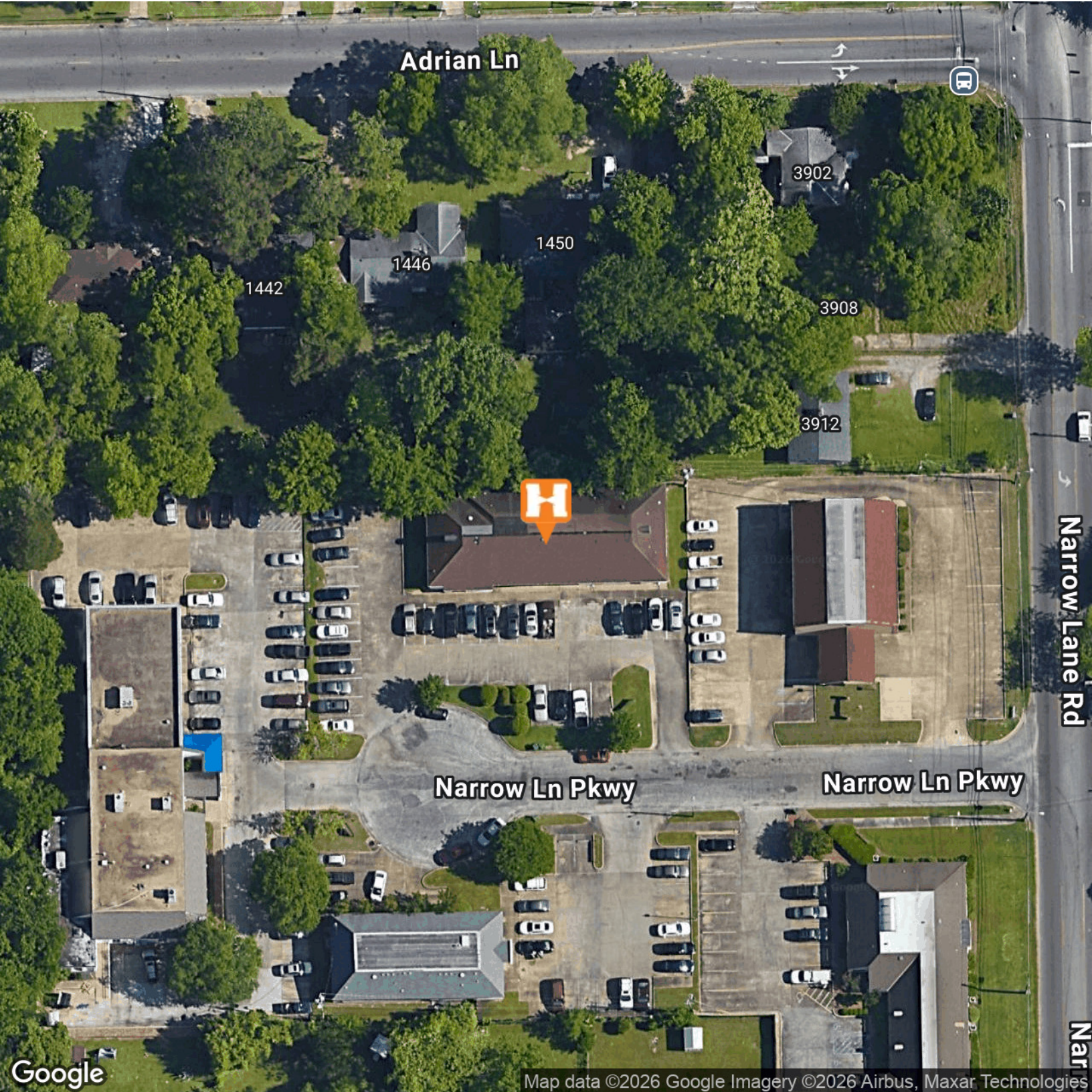
ED FLEMING
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334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

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AERIAL MAP



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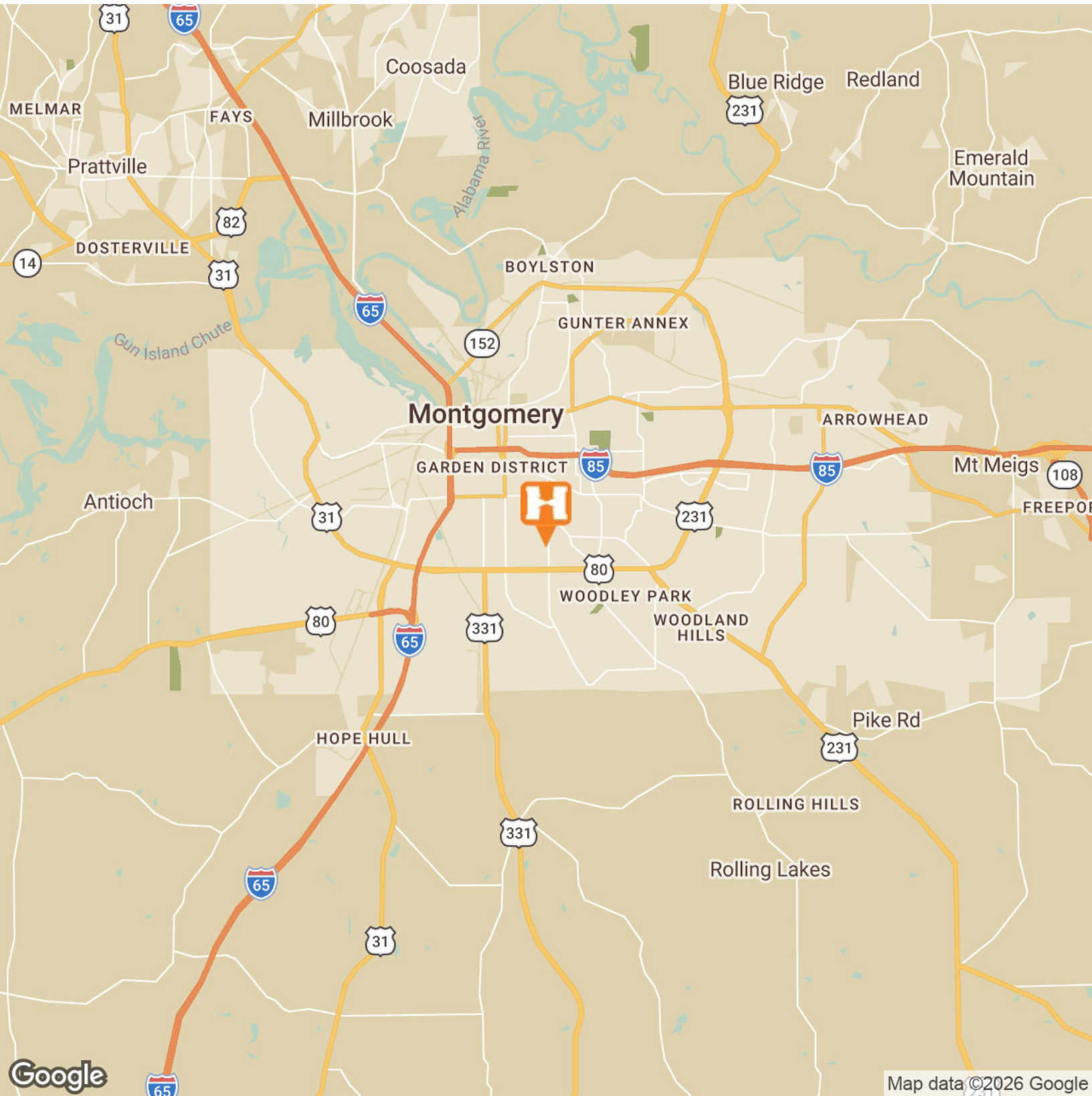
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LOCATION MAP



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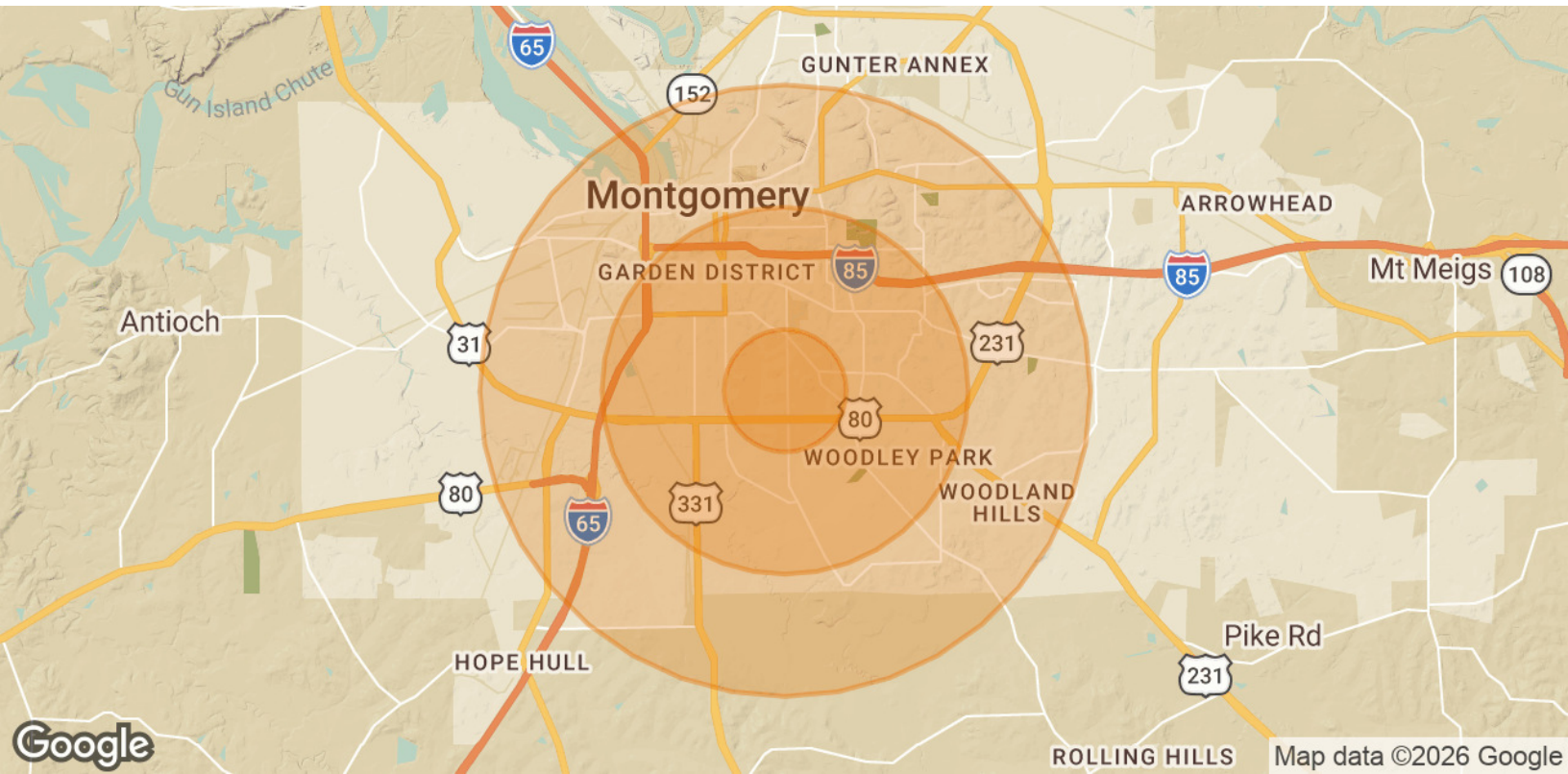
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DEMOGRAPHICS MAP & REPORT



Hodges

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,881	63,027	121,365
Average Age	36.5	37.0	37.0
Average Age (Male)	31.9	35.2	35.0
Average Age (Female)	39.3	38.8	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,124	25,068	50,265
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$78,248	\$69,547	\$65,383
Average House Value	\$207,371	\$169,410	\$153,895

2023 American Community Survey (ACS)

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