



CULLMAN REGIONAL HOSPITAL POB II & POB III

1912 ALABAMA 157, CULLMAN, AL 35058



GATEWAY
COMMERCIAL BROKERAGE

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Lease Rate	\$28 SF/YR
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OFFERING SUMMARY	
Building Size:	17,372 SF
Available SF:	2,567 - 4,521 SF
Number of Units:	5
Market:	Cullman County

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at Cullman Regional Hospital in Cullman, AL. This medical space offers a versatile layout, perfect for a wide range of medical business needs. Boasting ample parking and high visibility along AL 157, this property ensures seamless access for both customers and employees. The well-maintained exterior and spacious interior make this space an ideal canvas for your business vision. With proximity to major thoroughfares and a thriving local community, this property encapsulates the perfect combination of convenience and potential. Don't miss your chance to make this premier location the new home for your business.

PROPERTY HIGHLIGHTS

- Multiple Suites Available
- Located at Cullman Regional Hospital
- Prime Medical Space
- Elevator Access to Suites
- Available For Immediate Move-In



PROPERTY INFORMATION

1912 Alabama 157, Cullman, AL 35058

LEASE SPACES



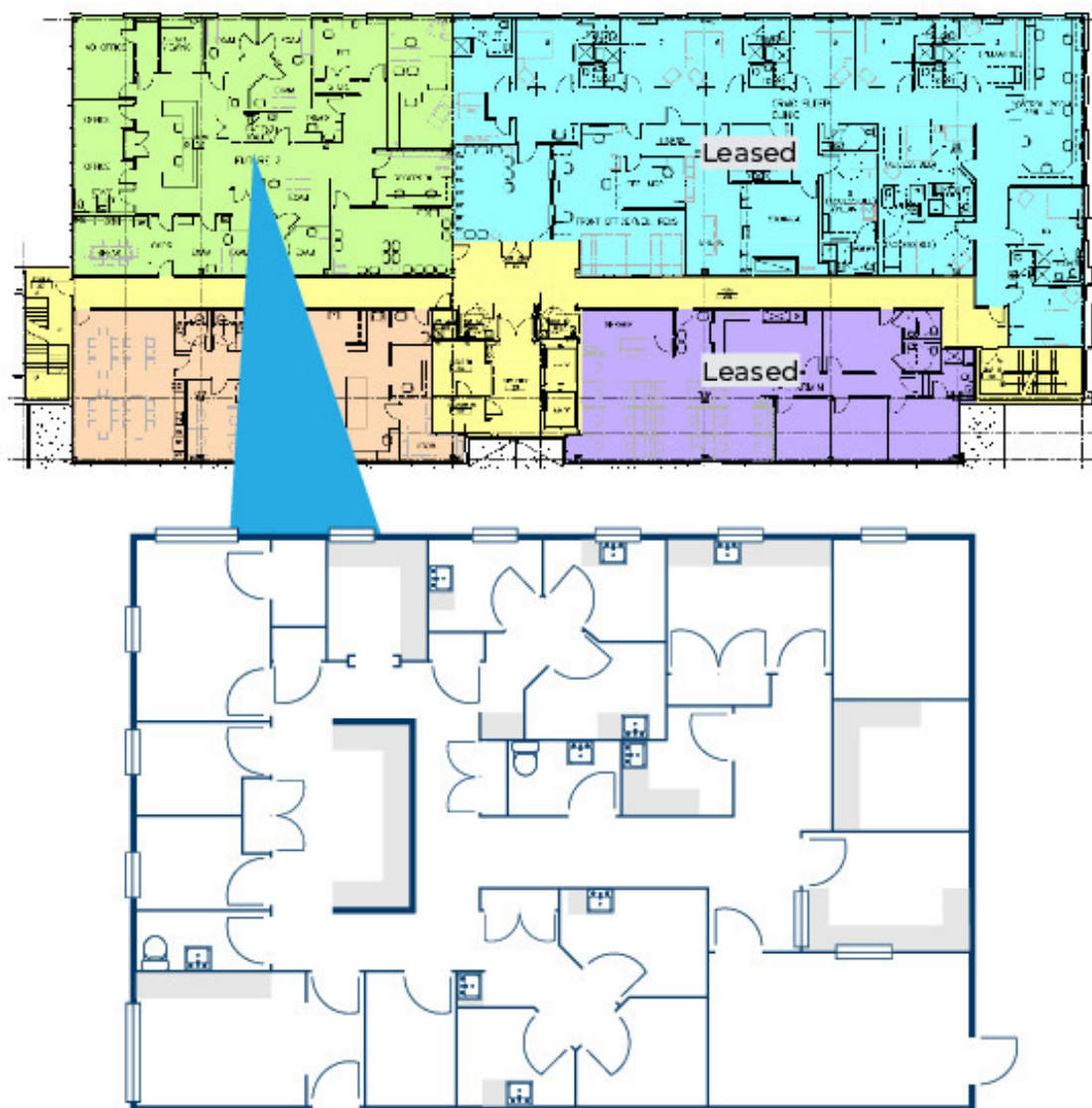
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,567 - 4,521 SF	Lease Rate:	\$28 SF/yr

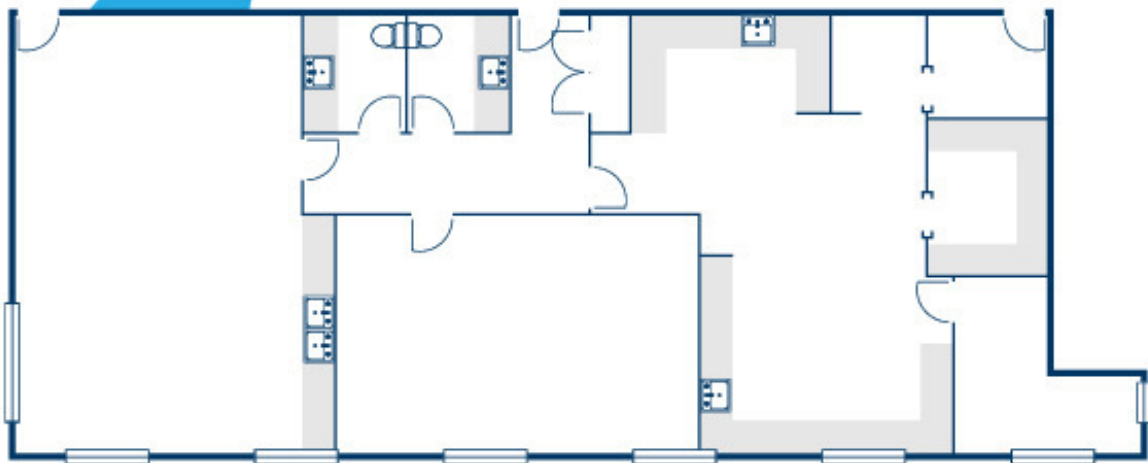
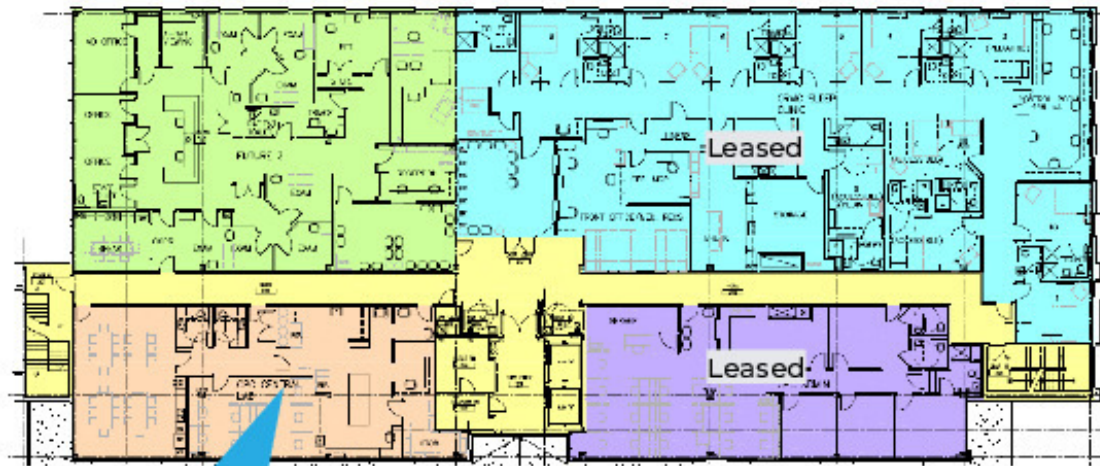
AVAILABLE SPACES

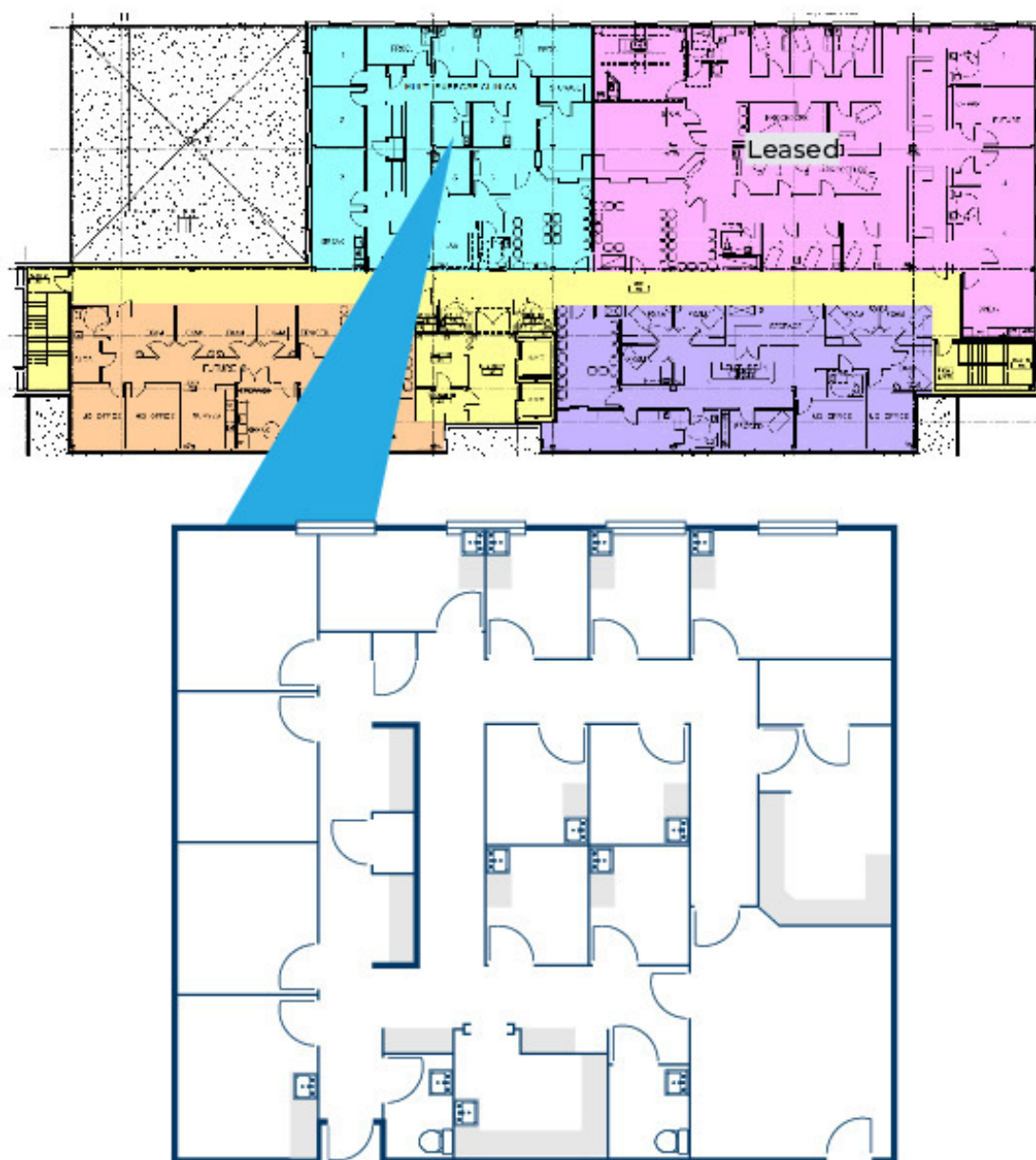
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
POB III - Suite 201	Available	4,521 SF	NNN	\$28.00 SF/yr	-
POB III - Suite 205	Available	2,567 SF	NNN	\$28.00 SF/yr	-
POB III - Suite 301	Available	3,856 SF	NNN	\$28.00 SF/yr	-
POB III - Suite 303	Available	2,736 SF	NNN	\$28.00 SF/yr	-
POB III - Suite 304	Available	2,569 SF	NNN	\$28.00 SF/yr	-

FLOOR PLAN - POB II, SUITE 201

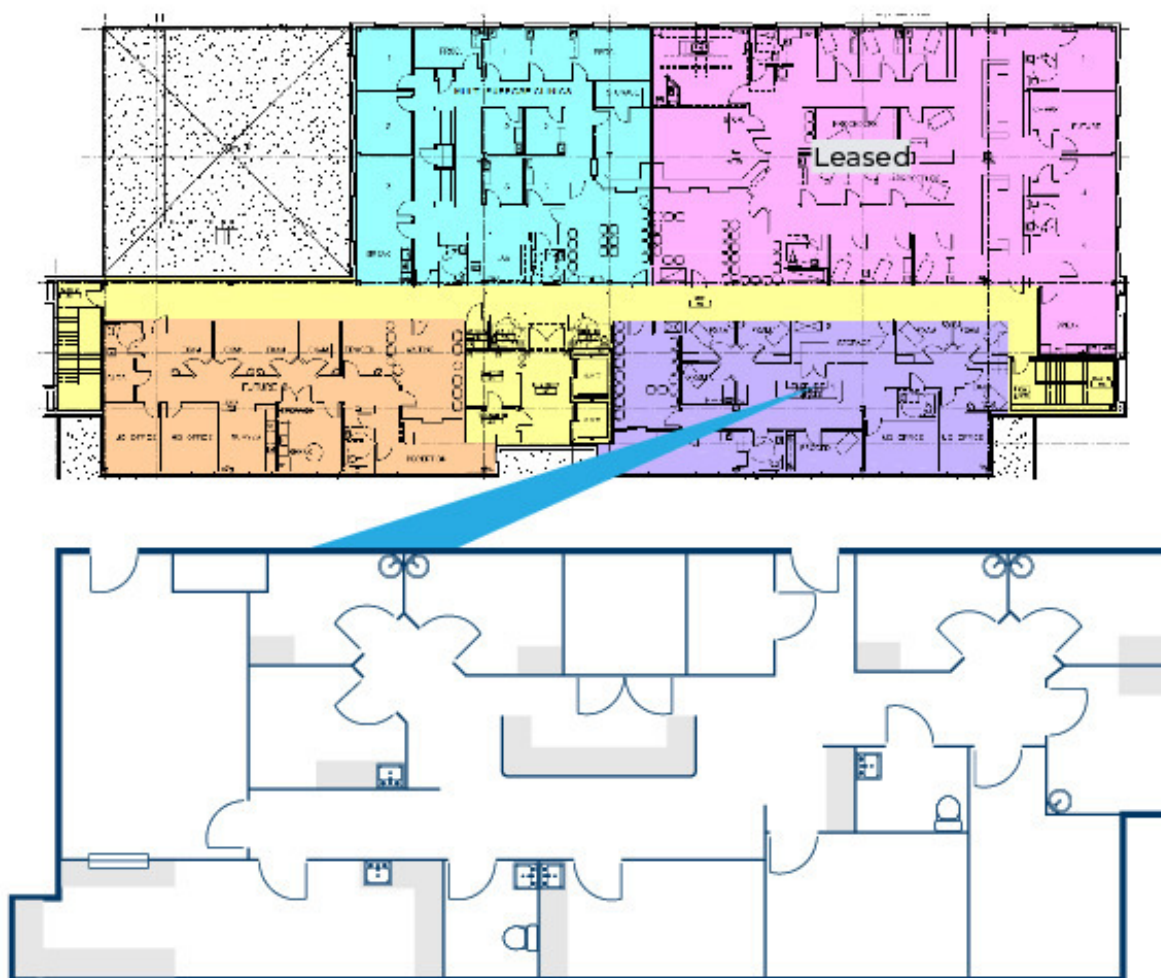


FLOOR PLAN - POB III, SUITE 205

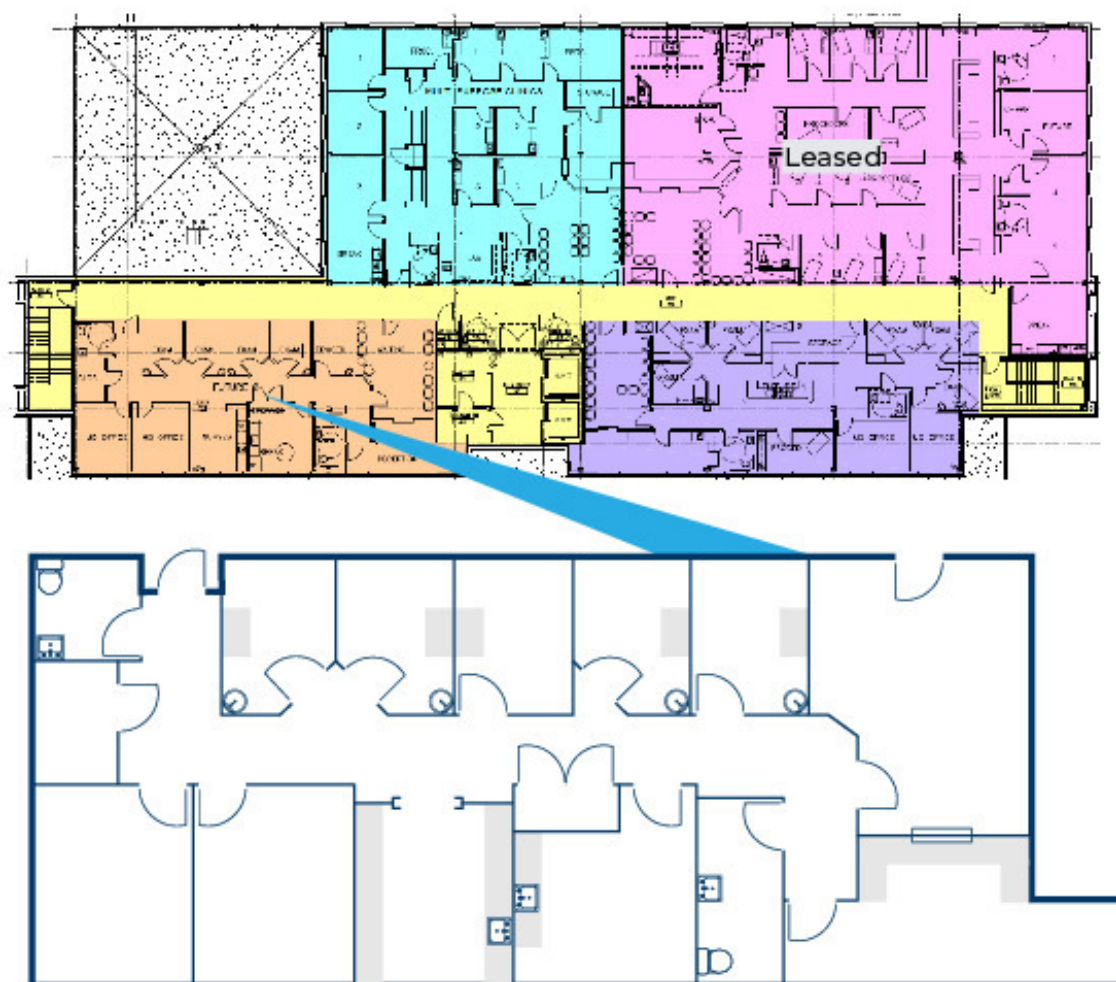




FLOOR PLAN - POB III, SUITE 303



FLOOR PLAN - POB III, SUITE 304





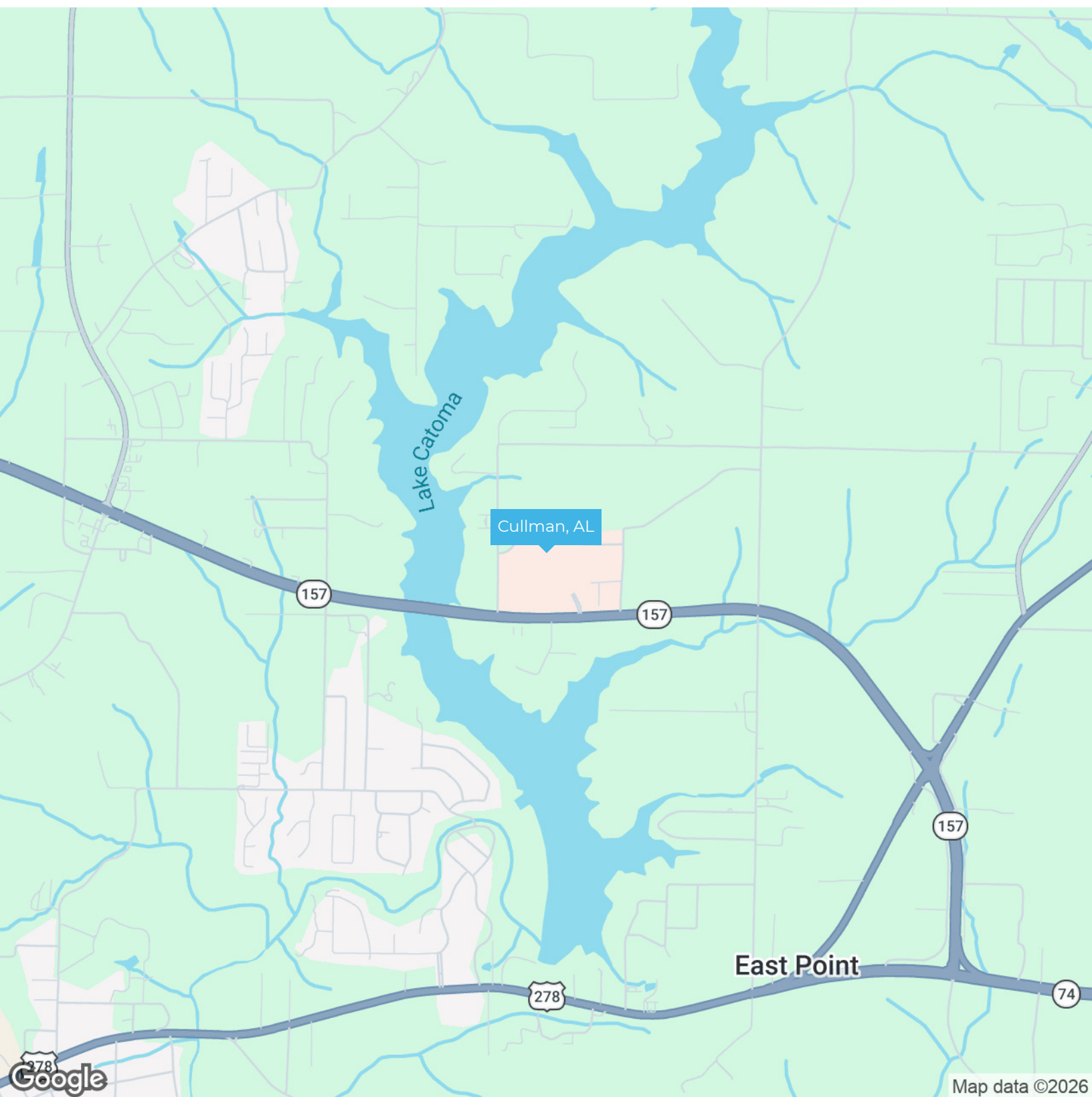
LOCATION INFORMATION

1912 Alabama 157, Cullman, AL 35058

AERIAL MAP



REGIONAL MAP





LOCATION MAP



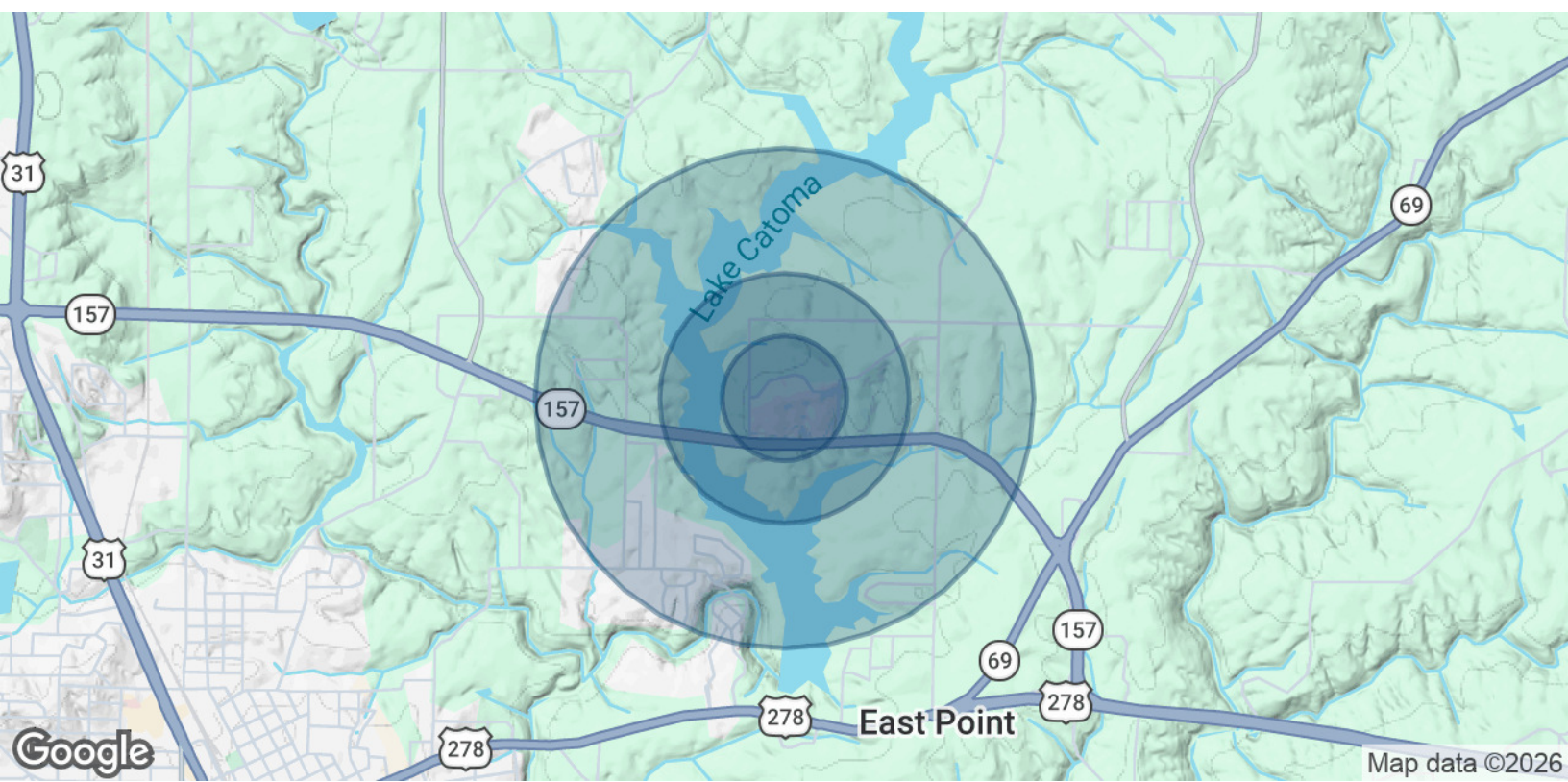


DEMOGRAPHICS

1912 Alabama 157, Cullman, AL 35058



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	42	170	688
Average Age	49.6	49.0	46.8
Average Age (Male)	49.6	49.0	46.8
Average Age (Female)	49.4	48.8	46.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	18	72	288
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$99,051	\$99,051	\$96,108
Average House Value	\$370,620	\$363,627	\$330,516

2023 American Community Survey (ACS)

Executive Summary

1901-2023 AL Highway 157
1901-2023 AL Highway 157, Cullman, Alabama, 35058
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	1,091	9,738	24,706
2020 Population	1,361	10,945	27,712
2025 Population	1,382	11,711	29,002
2030 Population	1,541	12,486	30,646
2010-2020 Annual Rate	2.24%	1.18%	1.15%
2020-2025 Annual Rate	0.29%	1.30%	0.87%
2025-2030 Annual Rate	2.20%	1.29%	1.11%

Age			
2025 Median Age	43.1	41.2	40.6
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	89.7%	88.9%	87.8%
Black Alone	0.9%	0.9%	1.0%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	1.2%	1.0%	1.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.8%	2.7%	3.6%
Two or More Races	5.9%	6.0%	6.0%
Hispanic Origin	5.7%	5.7%	6.6%
Diversity Index	27.8	29.1	32.1

Households			
2010 Total Households	427	3,713	10,063
2020 Total Households	486	4,066	11,119
2025 Total Households	485	4,429	11,827
2030 Total Households	548	4,788	12,666
2010-2020 Annual Rate	1.30%	0.91%	1.00%
2020-2025 Annual Rate	-0.04%	1.64%	1.18%
2025-2030 Annual Rate	2.47%	1.57%	1.38%
2025 Average Household Size	2.77	2.55	2.39
Wealth Index	122	87	72

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	23.1%	21.6%	22.7%
Median Household Income			
2025 Median Household Income	US\$88,629	US\$71,857	US\$64,430
2030 Median Household Income	US\$96,465	US\$78,228	US\$71,973
2025-2030 Annual Rate	1.71%	1.71%	2.24%
Average Household Income			
2025 Average Household Income	US\$110,278	US\$96,501	US\$86,863
2030 Average Household Income	US\$118,194	US\$103,302	US\$93,492
Per Capita Income			
2025 Per Capita Income	US\$40,987	US\$37,561	US\$35,721
2030 Per Capita Income	US\$44,539	US\$40,738	US\$38,945
2025-2030 Annual Rate	1.68%	1.64%	1.74%
Income Equality			
2025 Gini Index	45.4	46.3	47.4
Socioeconomic Status			
2025 Socioeconomic Status Index	66.4	56.4	52.6
Housing Unit Summary			
Housing Affordability Index	107	113	108
2010 Total Housing Units	460	4,190	11,251
2010 Owner Occupied Hus (%)	83.4%	70.8%	64.8%
2010 Renter Occupied Hus (%)	16.6%	29.1%	35.2%
2010 Vacant Housing Units (%)	7.2%	11.4%	10.6%
2020 Housing Units	516	4,436	12,033
2020 Owner Occupied HUs (%)	86.8%	70.1%	63.9%
2020 Renter Occupied HUs (%)	13.2%	29.9%	36.1%
Vacant Housing Units	8.4%	7.9%	7.5%
2025 Housing Units	518	4,805	12,733
Owner Occupied Housing Units	87.4%	72.1%	65.9%
Renter Occupied Housing Units	12.6%	27.9%	34.1%
Vacant Housing Units	6.4%	7.8%	7.1%
2030 Total Housing Units	580	5,146	13,519
2030 Owner Occupied Housing Units	482	3,505	8,507
2030 Renter Occupied Housing Units	66	1,283	4,159
2030 Vacant Housing Units	32	358	853

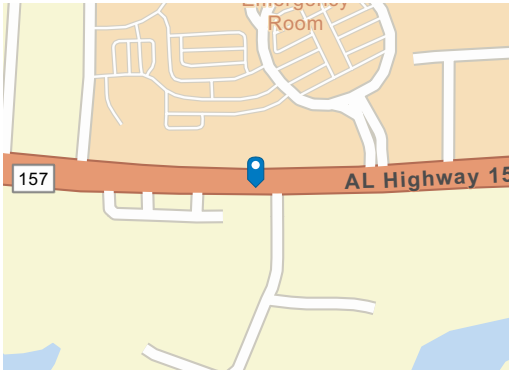
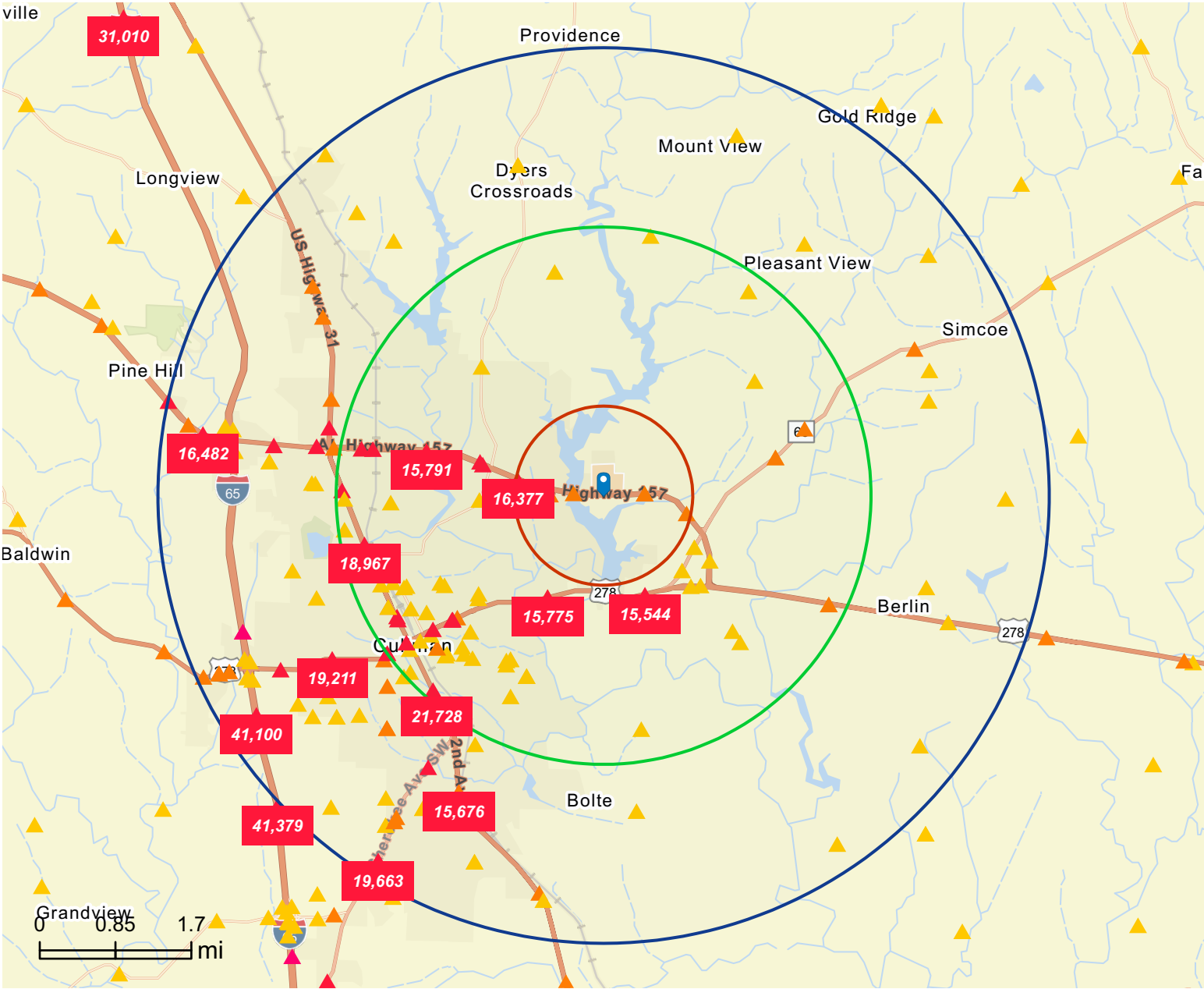


TRAFFIC DATA

1912 Alabama 157, Cullman, AL 35058

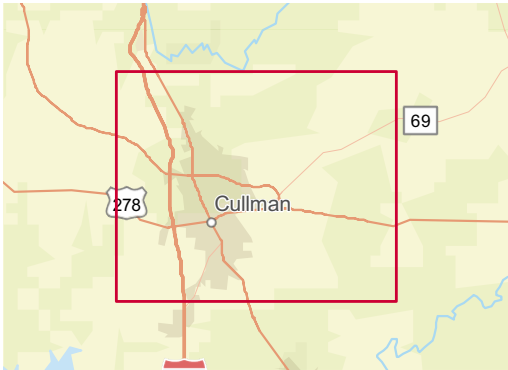
Traffic Count Map

1901-2023 AL Highway 157
1901-2023 AL Highway 157, Cullman, Alabama, 35058
Rings: 1, 3, 5 mile radii



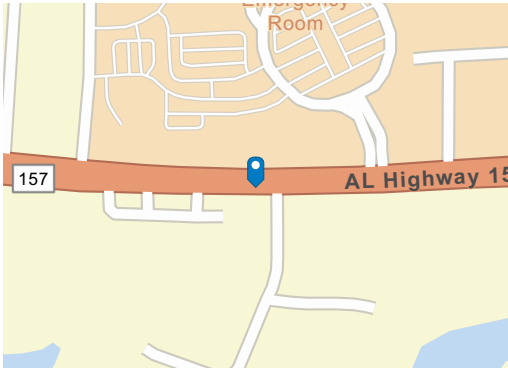
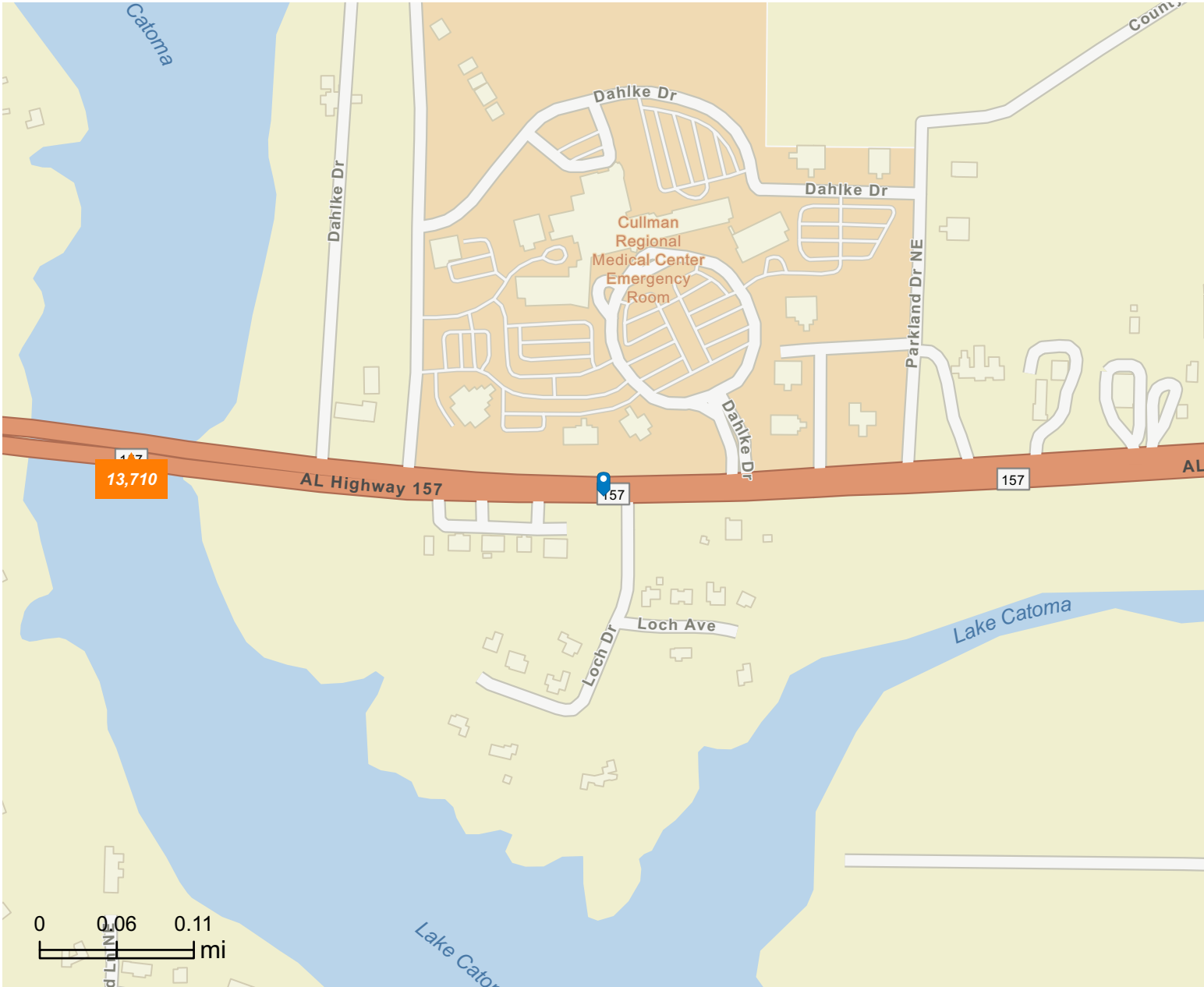
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



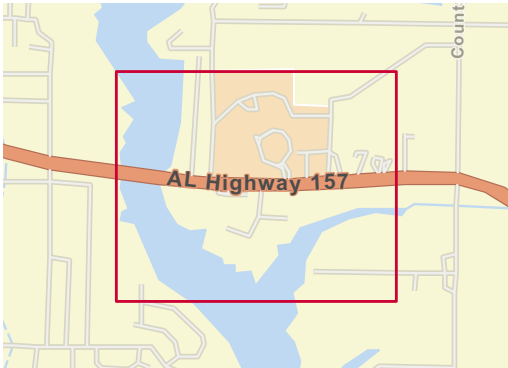
Traffic Count Map - Close Up

1901-2023 AL Highway 157
1901-2023 AL Highway 157, Cullman, Alabama, 35058
Rings: 1, 3, 5 mile radii



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ADVISOR BIOS

1912 Alabama 157, Cullman, AL 35058

**WILL SWANN**

Commercial Agent

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Direct: **256.355.0721 x301** | Cell: **256.606.2424**

AL #000173842-0

PROFESSIONAL BACKGROUND

Will Swann is a commercial real estate professional with Gateway Commercial Brokerage, specializing in healthcare-focused investment sales and value-add medical office assets across North Alabama. With a foundation built on years of leadership in the veterinary compounding pharmacy industry, Will brings a unique blend of operational discipline, financial acumen, and client-first service to the commercial real estate sector.

Before entering real estate, Will served as a leader in sterile compounding operations, multi-state regulatory expansion, product development, and sales strategy. His experience building processes, managing teams, and understanding the needs of medical professionals now gives him a distinct advantage as he helps investors identify and unlock value in medical strip centers, medical office buildings, and healthcare-adjacent retail properties.

A North Alabama native, Will is deeply invested in the communities he serves. He lives in Decatur with his wife and their two young children, who motivate his commitment to building a long-term career focused on integrity, exceptional service, and meaningful relationships. Known for his work ethic, curiosity, and entrepreneurial drive, Will strives to become the go-to commercial real estate advisor for investors and healthcare owners/operators across the region.

Whether assisting clients with acquisitions, dispositions, or long-term portfolio strategy, Will's mission is simple: deliver unmatched value, communicate with transparency, and work relentlessly to help his clients succeed.

EDUCATION

Will earned his Doctor of Pharmacy (PharmD) degree and spent his early career developing deep expertise in problem-solving, compliance, and strategic growth—skills he now applies to analyzing assets, evaluating risk, and managing long-term investment portfolios.

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