



**935 Hwy 431 Roanoke, AL 36274**

- **Bldg SF:** 6750 SF Total
- **Lot size** 41,000 SF
- **Zoning:** Commercial
- **# of Units:** 4 Units
- **Occupancy:** 67%
- **SF Available:** 2250 (Divisible)
- **Min SF:** 1125
- **Year Built:** Dec / 2006
- **Parking:** 5 / 1000

**1125 – 2250 Square Foot  
Medical Office / Retail Lease**

**\$ 12 / sf**  
**Build out Allowance Offered**

**Description:**

Brand New Space Available !! – Medical / Office / Retail - 2250 sq feet available for lease divisible into 2 units (1125 sf each). Dimensions are 45 ft x 50 ft (Divisible into 2 units 22.5 ft x 50 ft)

**Location:**

Building is located in eastern Alabama with great visibility and frontage along Highway 431 just South of Downtown Roanoke.

1 hour southwest of Atlanta, Georgia, 1.5 hours East of Birmingham, AL.

23 Miles West of Lagrange, GA, 42 Miles North of Auburn-Opelika, AL.

**Current tenants:**

Amedisys, Inc (AMED) – Provides home healthcare nursing services

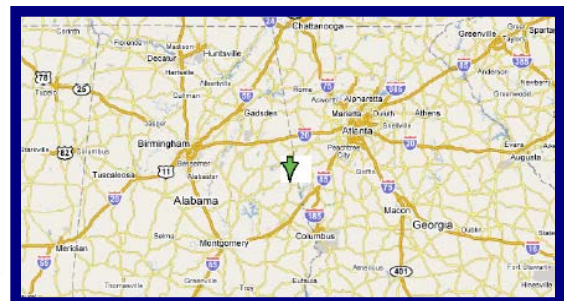
Lincare Holdings, Inc (LNCR) – Provides oxygen and respiratory therapy services.

YOUR COMPANY (...) – Profiting from a high visibility location in a brand new building.

Neighboring Property – Randolph Medical Associates

**Nearby development:**

Plans are underway for over 100,000 square feet of industrial space directly across the street which will be a manufacturing center supporting the area and possibly the new KIA plant currently being built nearby in WestPoint, GA (est completion in 2010). Over 300 new jobs, and many new people will be settling in the area within the next few months.



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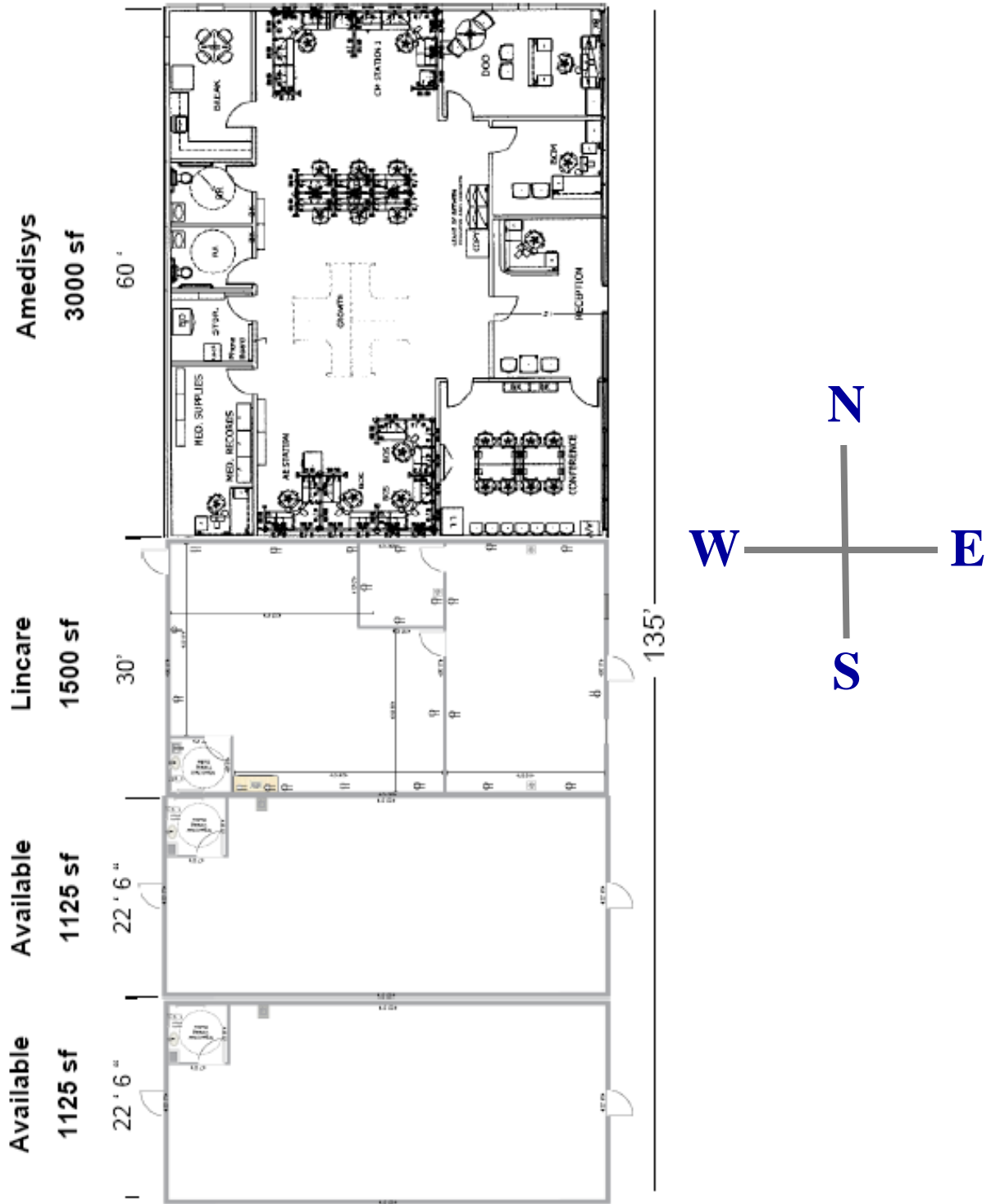
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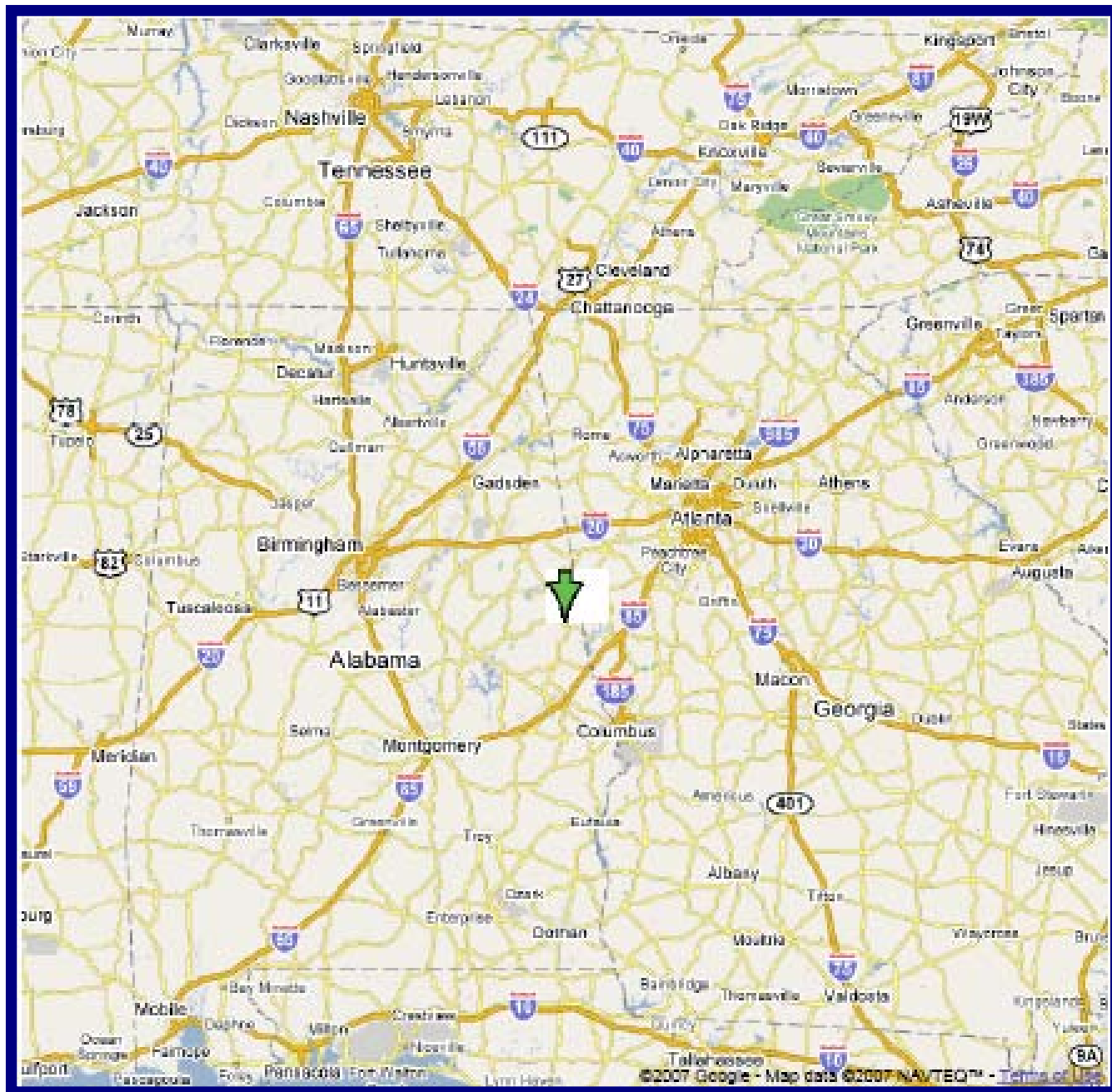
Commercial Property Specialists

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