

FOR LEASE

2010 Ben Merritt



11,848 SF

2ND GENERATION COMPREHENSIVE
ONCOLOGY SUITE – FULL BUILDING

PARKING RATIO: 5/1,000



PROPERTY

Highlights



Plug & play comprehensive oncology center



Situated in medical district across the street from Medical City Decatur (HCA)



All furniture and equipment available for future tenant use (linear accelerator and PETCT)



Abundant parking available

Space Plan:



Large reception



3 Nurses stations



9 Offices



PET/CTroom&radiation vault



8 Exam rooms



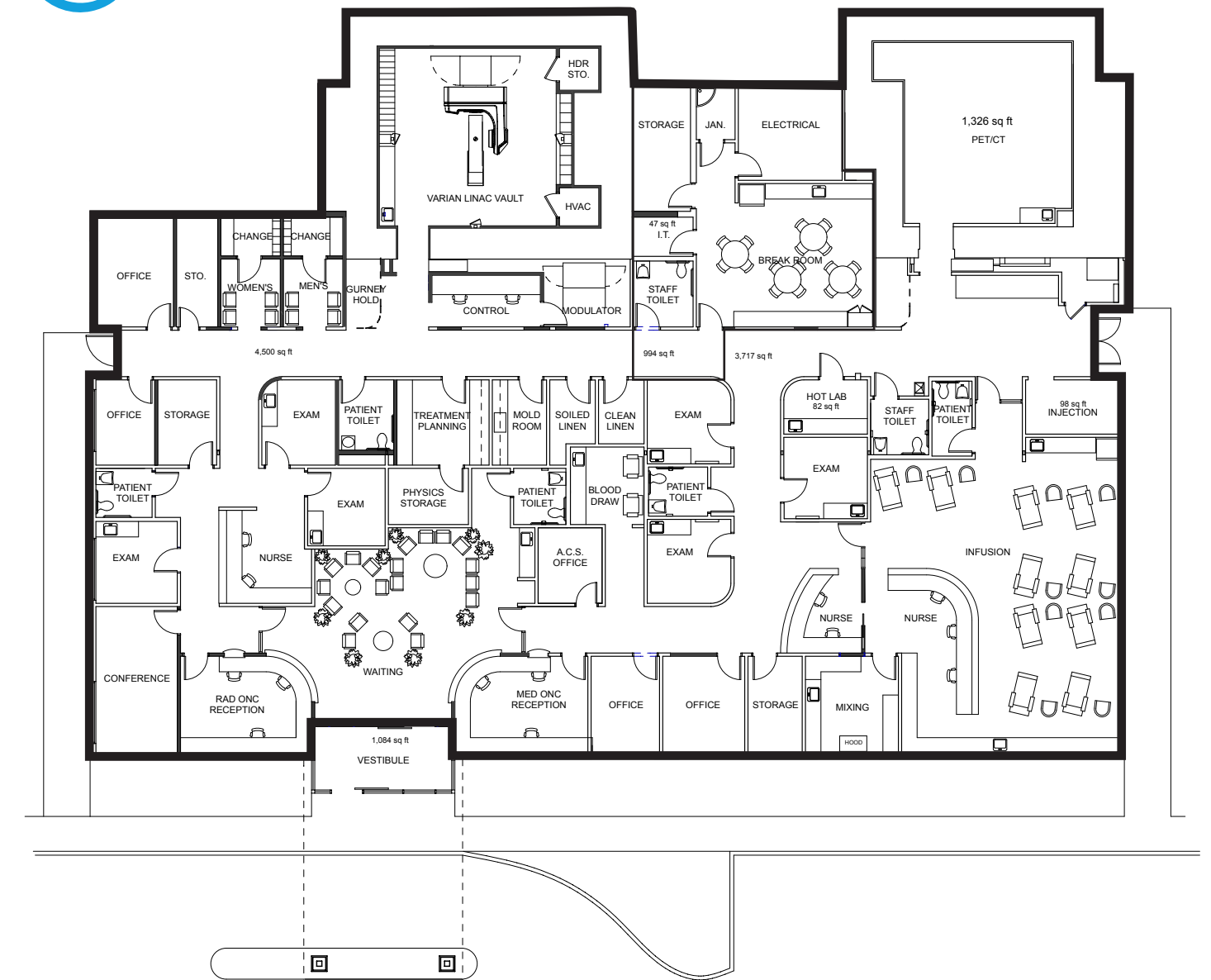
IV Room

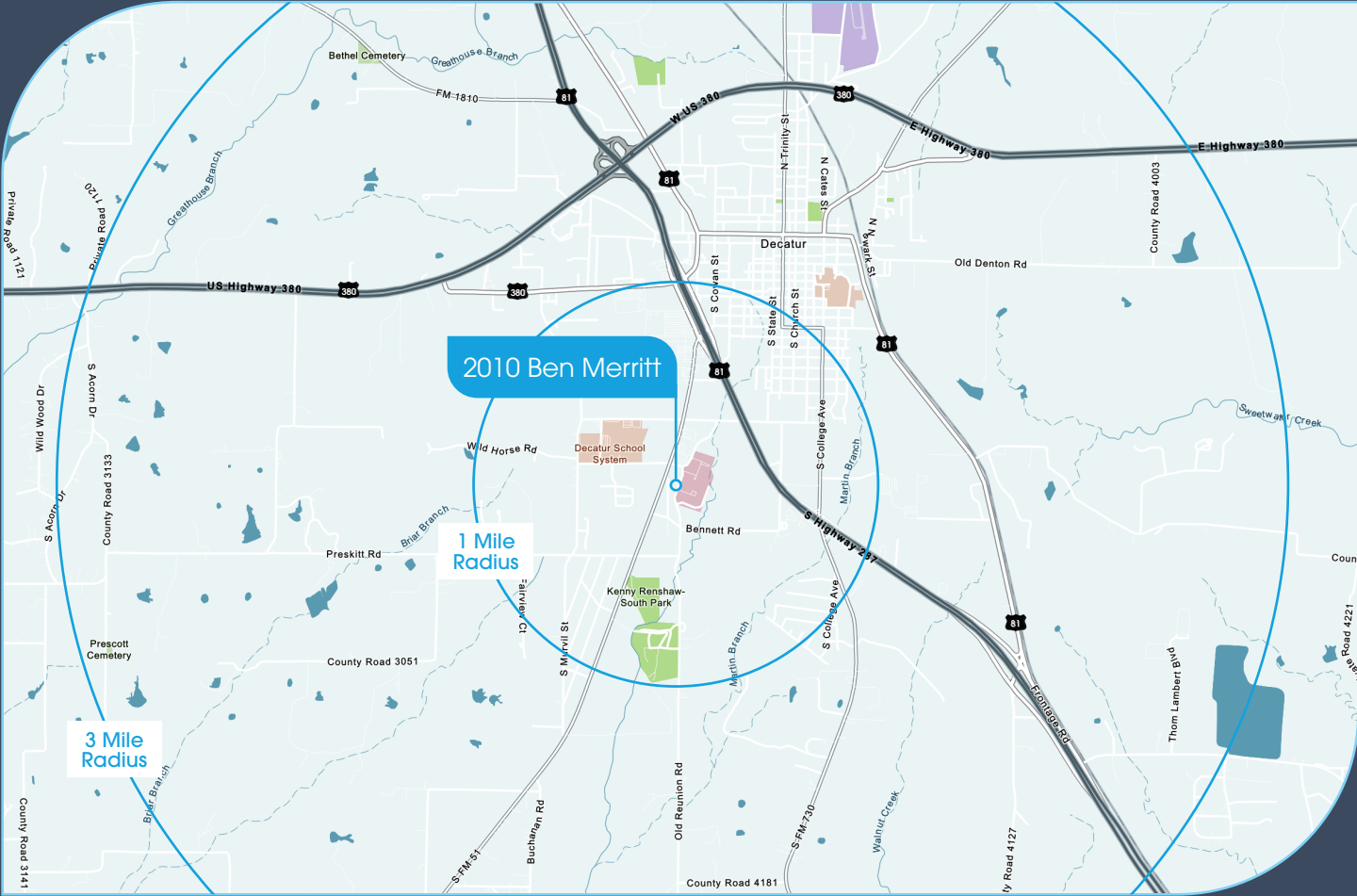




FLOOR PLANS

Total Building Area: 11,848 SF





DEMOGRAPHICS

	Drive Time (1 mile)	Drive Time (3 mile)	Drive Time (5 mile)
2024 Total Population	2,843	8,106	11,868
2029 Total Population	3,747	8,980	12,673
2024-2029 Annual Rate Population	5.68%	2.07%	1.32%
2024-2029 Annual Rate Families	5.93%	2.28%	1.46%
2024-2029 Annual Rate Owner HHs	0.52%	0.84%	0.61%
2024 Household	1,136	3,034	4,366
2029 Households	1,548	3,452	4,769
2024 Have AARP Medical Insurance (%)	2%	2%	2%
2024 Have Medicaid Medical Policy (%)	8%	9%	9%
2024 Have Medicare Medical Policy (%)	25%	25%	26%
2024 Median Age	40.8	39.4	40.1
2024 Average Household Size	2.36	2.60	2.67
2024-2029 Annual Rate Median Household Income	3.49%	3.70%	2.85%

2010

BEN MERRITT



Brokers Contacts

Austin Barrett

214 438 6420

austin.barrett@jll.com

Chris Higbie

214 396 5422

chris.higbie@jll.com



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