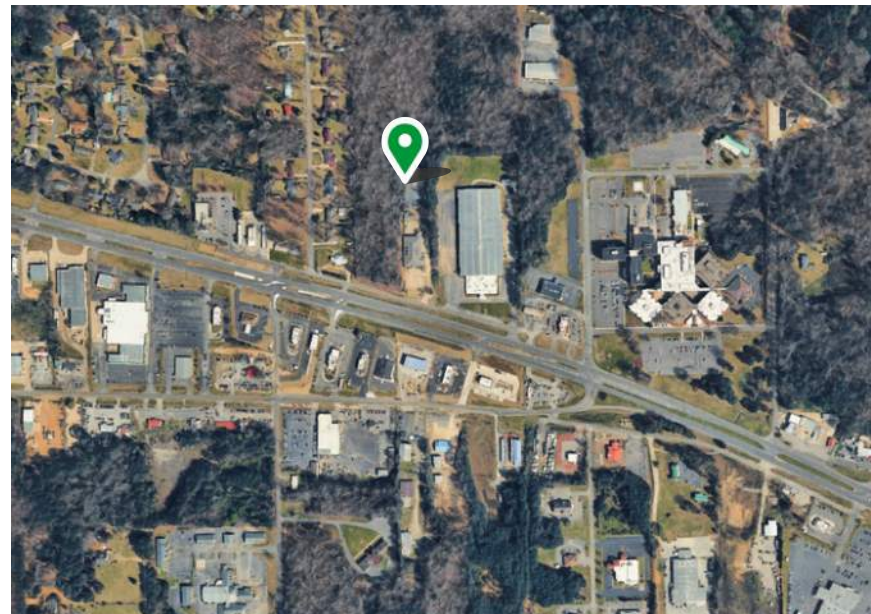




FREESTANDING MEDICAL

2980 Highway 78 E | Jasper, AL 35501



AVAILABILITY

7,405 SF

PROPERTY OVERVIEW

- ±7,405 SF freestanding medical building available for lease
- Existing outpatient medical buildout currently configured for physical therapy, orthopedic rehabilitation and sports-medicine services
- Freestanding setting offers dedicated identity, entrance and operating control for a single tenant
- Prominent location along Jasper's Highway 78 East medical corridor
- Less than one-half mile from Walker Baptist Medical Center and Walker Medical Arts
- Near Walmart Supercenter, The Home Depot and other established Highway 78 retailers

TRAFFIC COUNTS

HWY 78

24,765 VPD

SURROUNDING TENANTS



CONTACT

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Freestanding Medical

2980 Highway 78 E | Jasper, AL 35501

FOR LEASE



Freestanding Medical

2980 Highway 78 E | Jasper, AL 35501

FOR LEASE



Executive Summary

2980 Highway 78 E, Jasper, Alabama, 35501

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	1,187	13,777	21,692
2020 Male Population	48.0%	48.1%	48.4%
2020 Female Population	52.0%	51.9%	51.6%
2026 Population	1,559	13,904	21,876
2026 Male Population	48.8%	49.4%	49.6%
2026 Female Population	51.2%	50.6%	50.4%
2031 Population	1,594	13,911	21,895
2031 Male Population	48.7%	49.5%	49.7%
2031 Female Population	51.3%	50.5%	50.3%
2010-2020 Annual Rate	0.80%	0.13%	0.05%
2020-2026 Annual Rate	4.46%	0.15%	0.14%
2026-2031 Annual Rate	0.45%	0.01%	0.02%

In the identified area, the current year population is **21,876**. In 2020, the Census count in the area was **21,692**. The rate of change since 2020 was **0.14%** annually. The five-year projection for the population in the area is **21,895** representing a change of **0.02%** annually from 2026 to 2031. Currently, the population is **49.6%** male and **50.4%** female.

Median Age

2026 Median Age	42.9	42.1	42.5
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The median age in this area is **42.5**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	84.0%	77.7%	79.7%
2026 Black Alone	6.3%	10.2%	9.2%
2026 American Indian Alone	0.6%	1.0%	0.8%
2026 Asian Alone	1.6%	1.1%	0.9%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	2.6%	5.4%	4.6%
2026 Two or More Races	4.9%	4.7%	4.7%
2026 Hispanic Origin	5.2%	9.9%	8.3%
2026 Diversity Index	35.8	49.2	45.0

Persons of Hispanic origin represent **8.3%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups; is **45.0** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 2980 Highway 78 E, Jasper, Alabama, 35501 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	89	64	68
2010 Total Households	423	5,382	8,630
2020 Total Households	439	5,392	8,524
2026 Total Households	579	5,567	8,764
2031 Total Households	601	5,643	8,887
2010-2020 Annual Rate	0.37%	0.02%	-0.12%
2020-2026 Annual Rate	4.53%	0.51%	0.45%
2026-2031 Annual Rate	0.75%	0.27%	0.28%
2026 Average Household Size	2.65	2.40	2.41

The household count in this area has changed from **8,524** in 2020 to **8,764** in the current year, a change of **0.45%** annually. The five-year projection of households is **8,887**, a change of **0.28%** annually from the current year total. Average household size is currently **2.41**, compared to **2.45** in the year 2020. The number of families in the current year is **5,689** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	17.8%	19.0%	18.4%
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Median Household Income

2026 Median Household Income	\$82,691	\$67,502	\$68,739
2031 Median Household Income	\$96,016	\$77,156	\$78,541
2026-2031 Annual Rate	3.03%	2.71%	2.70%

Average Household Income

2026 Average Household Income	\$108,897	\$86,986	\$90,174
2031 Average Household Income	\$130,845	\$101,904	\$106,087
2026-2031 Annual Rate	3.74%	3.22%	3.30%

Per Capita Income

2026 Per Capita Income	\$42,869	\$35,584	\$36,537
2031 Per Capita Income	\$52,384	\$42,167	\$43,483
2026-2031 Annual Rate	4.09%	3.45%	3.54%

Income Equality

2026 Gini Index	48.5	48.0	48.6
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Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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