

LEIGHTON PROFESSIONAL CENTER

MULTI-TENANT INVESTMENT OPPORTUNITY

ANNISTON, AL



OFFERING SUMMARY



\$1,397,150

9.0% CAP

1431 LEIGHTON AVE, ANNISTON, AL 36207

+

1419 LEIGHTON AVE, ANNISTON, AL 36207



LOT SIZE

0.99 ACRES



NOI

\$125,743



BUILDING SIZE

12,667 SF



YEAR BUILT

1940, 1920

***PORTFOLIO PREFERRED TO BE SOLD AS PACKAGE,
BUT PROPERTIES CAN BE SOLD INDIVIDUALLY, IF NECESSARY***

INVESTMENT OVERVIEW

TENANT NAME	SUITE NO.	SIZE (SF)	EXPIRATION	RATE PSF	ANNUAL	MONTHLY	RECOVERY TYPE
Wilson, Dillon and Pumroy	FREESTANDING	5,110	7/31/2030	\$10.57	\$54,000.00	\$4,500.00	NNN
Southern Care New Beacon	A/B	3,907	9/30/2026	\$11.11	\$43,406.76	\$3,617.23	GROSS
Cheaha Wealth Management	C	1,000	8/31/2027	\$14.67	\$13,200.00	\$1,100.00	GROSS
Between Worlds Language and Transportation Services, LLC	E	900	3/31/2029	\$12.00	\$10,800.00	\$900.00	GROSS
Haygood Counseling Inc.	F	900	7/31/2027	\$10.00	\$9,000.00	\$750.00	GROSS
Hurst Counseling	G	850	3/31/2029	\$13.76	\$11,700.00	\$975.00	GROSS
Total		12,667		\$11.31	\$142,106.76		
(Operating Expenses)					\$ (16,363.23)		
				NOI	\$125,743.53		

INVESTMENT HIGHLIGHTS



1431 Leighton Ave, Anniston, AL 36207

+

1419 Leighton Ave , Anniston, AL 36207

- Regional law firm tenant with a newly executed 10-year sale-leaseback
- Law firm has a NNN lease structure providing passive, predictable cash flow
- Long-established Anniston law firm with strong local and regional reputation
- Recession-resistant professional services tenancy
- Portfolio located near Anniston Medical Center, a major employment hub
- Convenient proximity to downtown Anniston
- Strong demand submarket for legal, medical, and professional office users
- Attractive long-term hold with stable in-place income and durable fundamentals

ANCHOR TENANT OVERVIEW



ABOUT

Wilson, Dillon, Pumroy & James, L.L.C. is a well-established full-service law firm based in Anniston, Alabama. Located at 1431 Leighton Avenue, the firm has been serving the Calhoun County area and beyond since its founding in 2000. With a lean but seasoned team of lawyers, including Senior Partner JayF. Pumroy and Lori Ann Brown-James, the firm offers a broad portfolio of legal services: civil litigation, trial practice, state government law, real estate, trust & estate planning, commercial transactions, family law, personal injury, workers' compensation, and more. Known for both its high ethical standards and strong client relationships, Wilson, Dillon, Pumroy & James holds a 5.0 peer rating on Lawyers.com and is AV Preeminent-rated by Martindale-Hubbell. The firm also enjoys strong local reputation, particularly in estate planning and real estate closings, where clients frequently praise its professionalism, attention to detail, and personalized approach.

MARKET AERIAL



SITE PLAN



PROPERTY SIZE
0.99 ACRES

PARKING SPACES
47

REGIONAL MEDICAL CENTER



The Regional Medical Center (RMC) in Anniston is a cornerstone institution for healthcare across northeast Alabama. With a full spectrum of services—including a 24-hour emergency department, trauma care, heart & vascular care, orthopedic surgery, maternity services, behavioral health, and oncology—RMC serves as a critical regional provider.



RMC is staffed by over 1,800 employees, more than 200 physicians, and 300+ volunteers, making it one of the largest employers in the region. Their commitment to quality is underlined by several accreditations: RMC is recognized by the American College of Surgeons' Commission on Cancer, is a Blue Cross/Blue Shield Blue Distinction Center+ for both maternity and orthopedic care, and was the first "Baby-Friendly" designated birthing facility in Alabama.

RMC has recently undertaken operational improvements aimed at enhancing patient flow, care delivery, and the patient experience. As of early 2025, the hospital reported significant reductions in wait times (door-to-provider, door-to-bed), fewer patients leaving without being seen, and higher patient satisfaction scores. These upgrades reflect RMC's ongoing investment in healthcare infrastructure and its importance as a medical anchor for Anniston and surrounding counties.

ANNISTON, AL



ANNISTON, ALABAMA: "THE MODEL CITY"

Anniston, located in Calhoun County in northeastern Alabama, is a city rich in history and poised for revitalization. Once an industrial and military hub—anchored by the Anniston Army Depot and nearby Fort McClellan—the city has refocused in recent years on affordable living, economic development, and quality of life. With housing costs significantly below national averages, Anniston attracts both families and entrepreneurs seeking stability and value.

Its downtown area showcases a blend of historic charm and architectural legacy: landmarks like the Bagley-Cater Building and the Glenwood Terrace Historic District reflect early-20th-century design and neighborhood character. Cultural amenities also contribute to the city's appeal, with attractions such as the Anniston Museum of Natural History drawing both locals and tourists.

Anniston's Department of Economic Development has been proactive in revitalizing commercial corridors—especially around Noble Street—and leveraging its strategic location along Interstate 20 to support business growth. [The City of Anniston](#) Overall, the city functions as a community where affordability, heritage, and opportunity intersect.



DEMOGRAPHICS

Executive Summary

1 mile

Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius



Population	1 mile	3 miles	5 miles
2010 Population	3,632	22,855	45,080
2020 Population	4,063	26,033	50,040
2024 Population	4,181	27,884	51,634
2029 Population	4,374	28,908	52,960
2010-2020 Annual Rate	1.13%	1.31%	1.05%
2020-2024 Annual Rate	0.68%	1.63%	0.74%
2024-2029 Annual Rate	0.91%	0.72%	0.51%

Age	1 mile	3 miles	5 miles
2024 Median Age	34.8	37.6	38.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	58.4%	66.5%	65.4%
Black Alone	28.9%	21.9%	23.6%
American Indian Alone	0.7%	0.4%	0.4%
Asian Alone	3.4%	2.9%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.0%	1.8%	2.4%
Two or More Races	6.5%	6.3%	6.0%
Hispanic Origin	4.8%	4.4%	4.9%
Diversity Index	60.9	54.6	55.7

Households	1 mile	3 miles	5 miles
2010 Total Households	1,640	8,868	16,746
2020 Total Households	1,936	10,448	19,233
2024 Total Households	2,019	11,192	20,193
2029 Total Households	2,140	11,778	21,034
2010-2020 Annual Rate	1.67%	1.65%	1.39%
2020-2024 Annual Rate	0.99%	1.63%	1.15%
2024-2029 Annual Rate	1.17%	1.03%	0.82%
2024 Average Household Size	2.07	2.48	2.52
Wealth Index	55	82	78

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. [View documentation.](#)

Executive Summary | 1 mile | Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Mortgage Income	1 mile	3 miles	5 miles
2024 Percent of Income for Mortgage	19.3%	17.4%	18.4%

Median Household Income	1 mile	3 miles	5 miles
2024 Median Household Income	\$68,664	\$76,941	\$71,974
2029 Median Household Income	\$74,142	\$83,444	\$79,396
2024-2029 Annual Rate	1.55%	1.64%	1.98%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$89,231	\$100,468	\$94,467
2029 Average Household Income	\$96,460	\$112,897	\$106,809

Per Capita Income	1 mile	3 miles	5 miles
2024 Per Capita Income	\$39,036	\$40,454	\$37,326
2029 Per Capita Income	\$43,024	\$46,162	\$42,830
2024-2029 Annual Rate	1.96%	2.67%	2.79%

Income Equality	1 mile	3 miles	5 miles
2024 Gini Index	35.3	37.7	38.9

Socioeconomic Status	1 mile	3 miles	5 miles
2024 Socioeconomic Status Index	56.5	54.6	52.8

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	139	154	146
2020 Housing Units	2,038	11,057	20,489
Vacant Housing Units	5.0%	5.5%	6.0%
2024 Housing Units	2,118	11,863	21,577
Owner Occupied Housing Units	39.9%	62.0%	65.6%
Renter Occupied Housing Units	60.1%	38.0%	34.4%
Vacant Housing Units	4.7%	5.7%	6.4%
2029 Total Housing Units	2,240	12,475	22,437
2029 Owner Occupied Housing Units	895	7,478	14,036
2029 Renter Occupied Housing Units	1,245	4,300	6,998
2029 Vacant Housing Units	100	697	1,403

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. [View documentation.](#)

CONFIDENTIALITY DISCLAIMER



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Retail
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