

1701 CENTRAL PKWY SW

Decatur, AL 35601



PROPERTY DESCRIPTION

Introducing 1701 Central Pkwy SW, Decatur, AL – a prime property offering a high-traffic location, including warehouse space and a vacant lot for versatile use. With ample parking and all utilities available, this property is poised for success, ideal for retail or office use. Embrace the potential of this sought-after location, perfect for attracting customers and clients. Whether you envision a bustling retail space or a dynamic office environment, this property offers the flexibility and convenience you need to bring your vision to life. Seize this opportunity to position your business for growth in a thriving community.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Includes Vacant Lot
- Parking Included
- Perfect for Retail or Office Use
- All Utilities Available

OFFERING SUMMARY

Lease Rate:	\$3,500 per month (NNN)
Number of Units:	1
Available SF:	6,000 SF
Lot Size:	1 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	835	3,181
Total Population	724	2,160	8,250
Average HH Income	\$65,960	\$62,903	\$61,423

For More Information, Please Contact:

PAULA PRESTWOOD

256.227.1524
Commercial Agent
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.

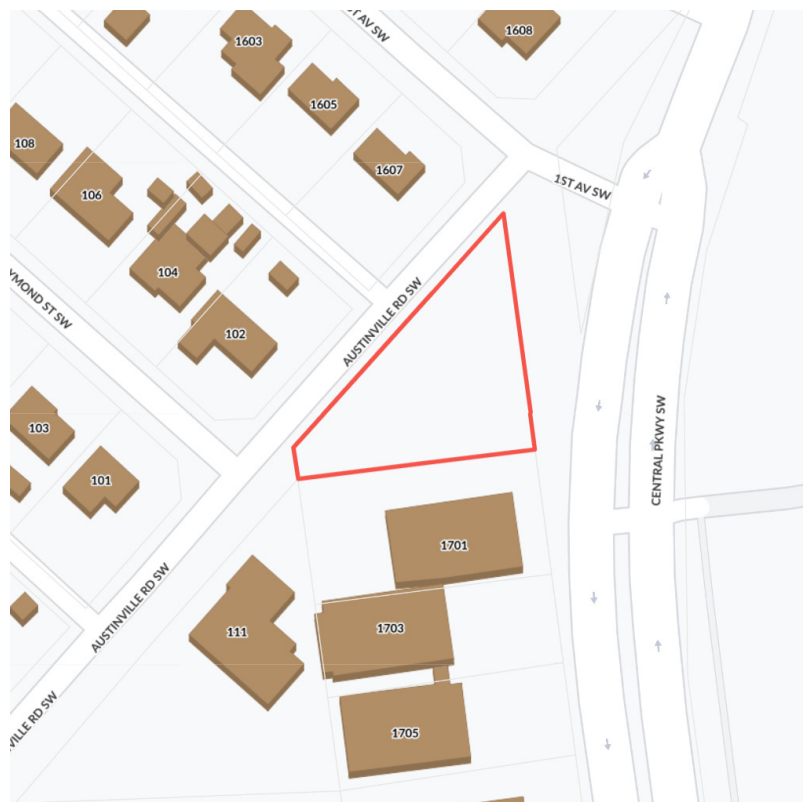
300 Market St NE, Suite 3, Decatur, AL 35601
256.355.0721

www.gatewaycommercial.com

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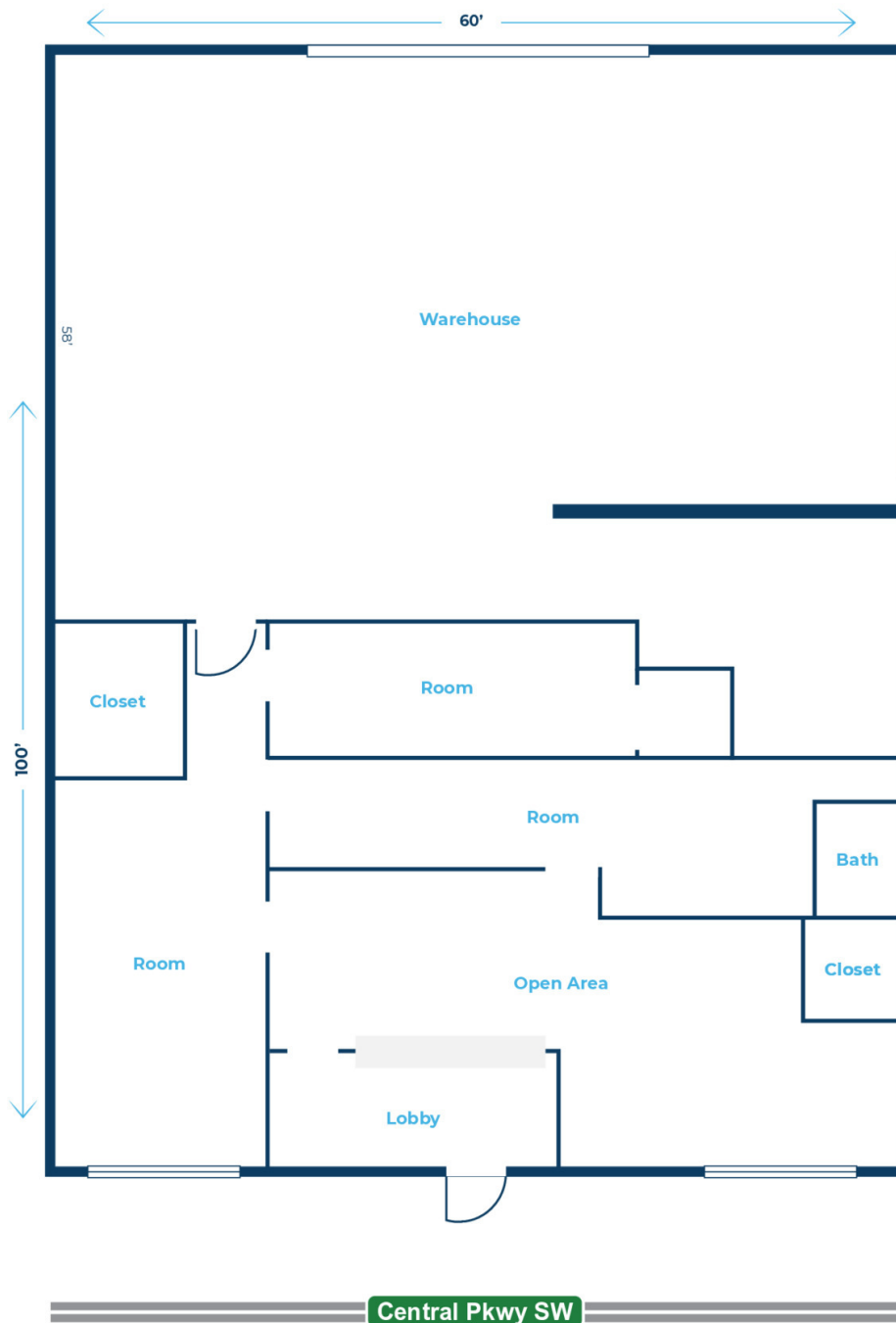
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NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.

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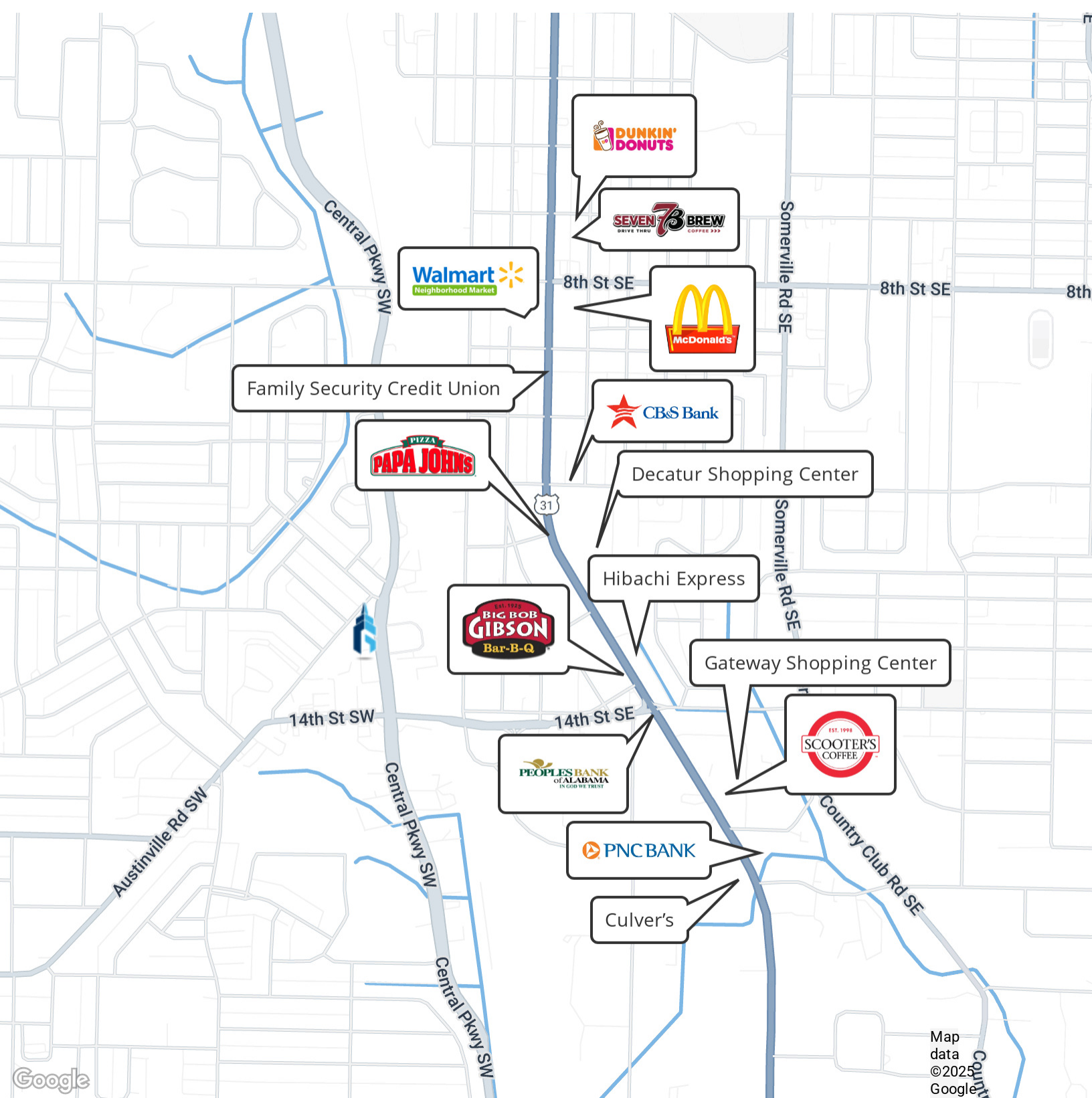
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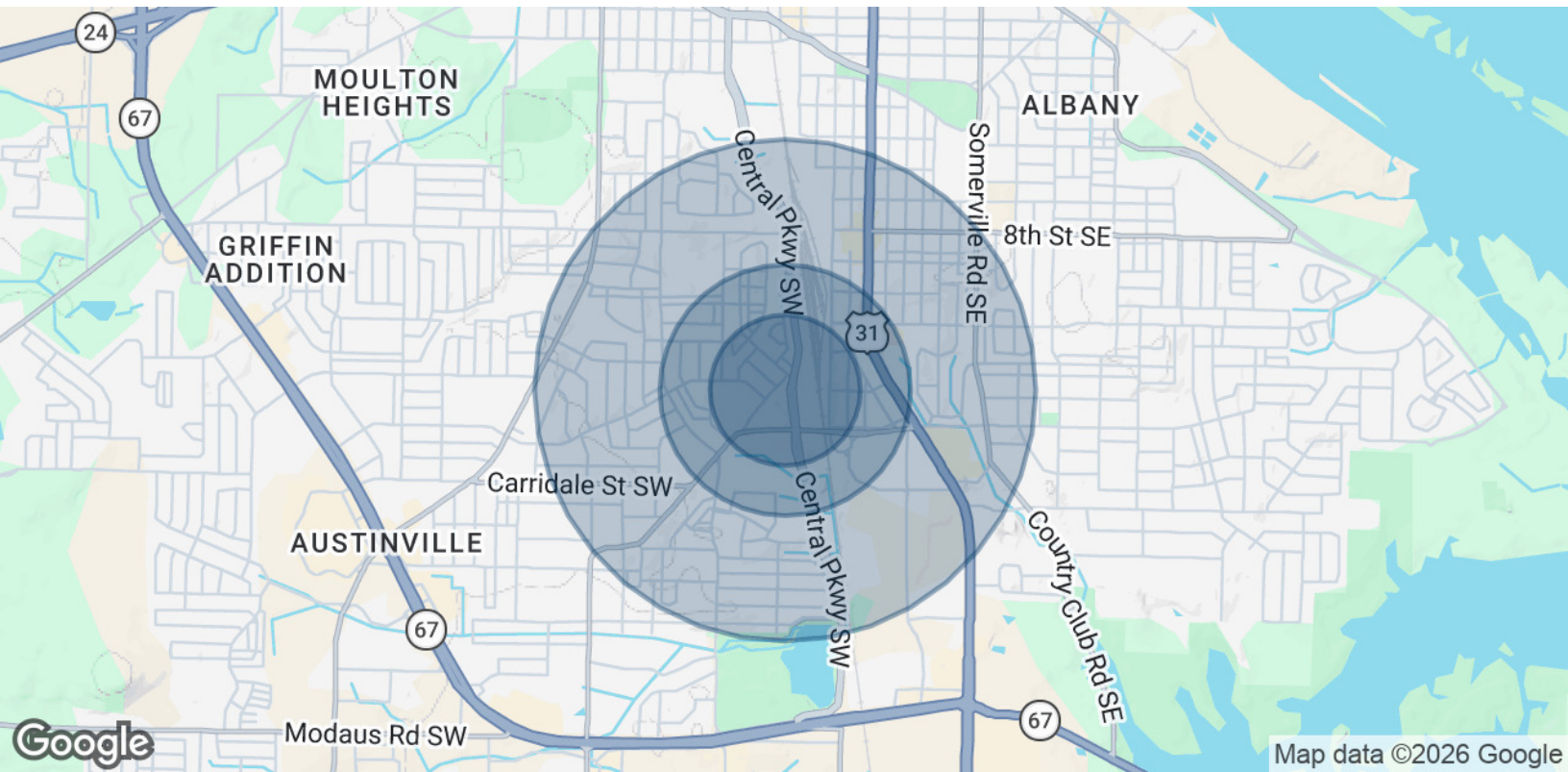
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	724	2,160	8,250
Average Age	36	36	38
Average Age (Male)	34	35	36
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	835	3,181
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$65,960	\$62,903	\$61,423
Average House Value	\$133,983	\$142,337	\$161,289

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