

COMMERCIAL BUILDING & YARD FOR LEASE

697 Gene E Stewart Blvd ♦ Sylacauga, AL ♦ 35151 ♦ Talledega County



BUILDING SIZE: 2,400 ± SF on 1.31 ± ACRE LOT ♦ PRICE: \$2,350 / mo

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

697 Gene E Stewart Blvd ♦ Sylacauga, AL ♦ 35151 ♦ Talladega County

- ♦ 2,400 SF Building on 1.31 Acre Yard
- ♦ Priced at \$2,350 / mo.
- ♦ Built in 2010
- ♦ Ample room for operations, storage, parking
- ♦ M-2 Industrial zoning
- ♦ Excellent accessibility to U.S. Highway 280
- ♦ Strategic location within the Sylacauga industrial district near major manufacturing operations.
- ♦ Convenient regional connections to Birmingham, Childersburg, Alexander City
- ♦ Ideal for owner-user, contractor, automotive, fabrication, logistics, or industrial service
- ♦ Positioned within a well-established area with strong supporting business infrastructure.
- ♦ Talladega County location offers access to a regional workforce serving Central Alabama.
- ♦ Strong visibility and easy ingress/egress along Gene E. Stewart Boulevard.
- ♦ New residential and commercial developments bolster economic growth.
- ♦ 701 Gene E. Stewart also available. 4,326 SF Building on .56 Acre yard, \$2,850 / mo also available



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LOCATION MAP

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DEMOGRAPHICS

697 Gene E Stewart Blvd ♦ Sylacauga, AL ♦ 35151 ♦ Talledega County

DEMOGRAPHIC SUMMARY

701 Gene E Stewart Blvd, Sylacauga, Alabama, 35151

Ring of 5 miles

KEY FACTS

17,892

Population



8,003

Households

43.3

Median Age

\$42,624

Median Disposable Income

EDUCATION

13.8%

No High School Diploma



37.4%

High School Graduate



33.8%

Some College/
Associate's Degree



15.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$53,651

Median Household Income



\$29,671

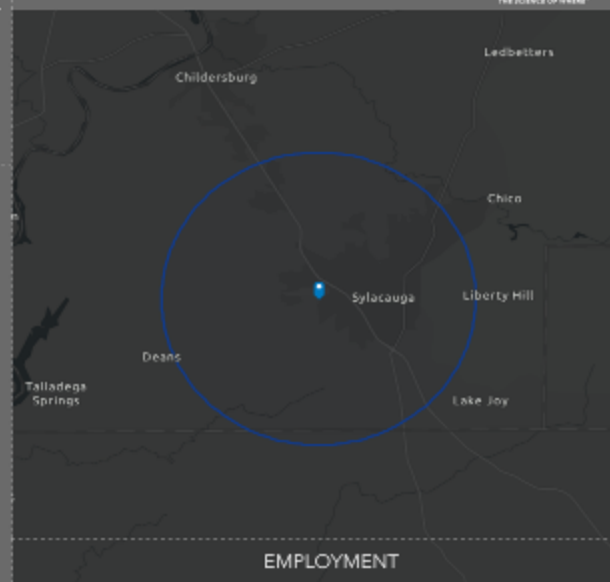
Per Capita Income



\$83,075

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

54.7%



Blue Collar

32.9%



Services

14.8%

5.3%

Unemployment Rate

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