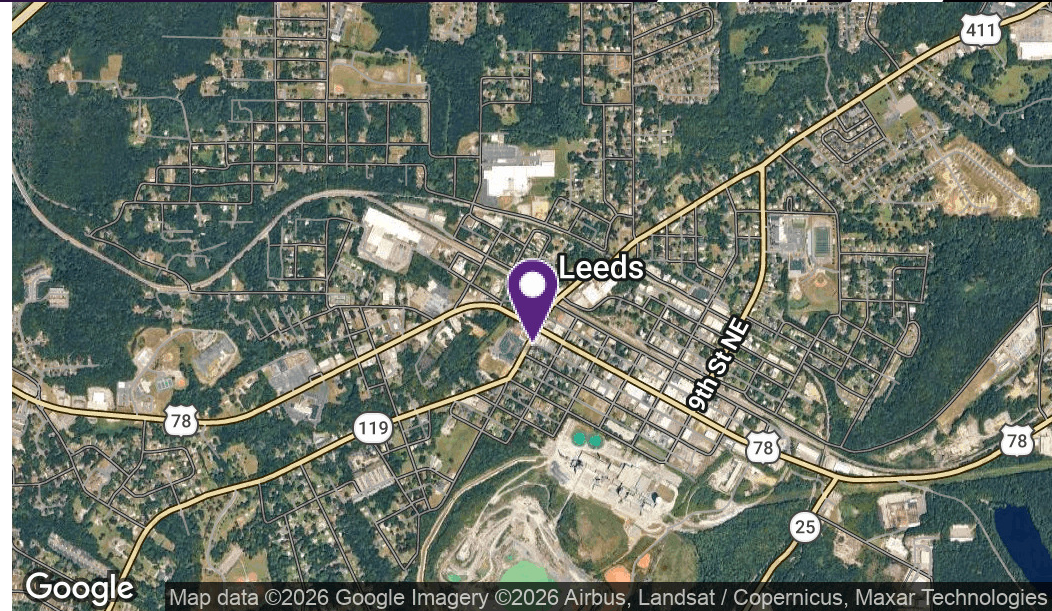


FREESTANDING RETAIL BUILDING AVAILABLE

8300 1ST AVENUE SOUTHEAST, LEEDS, AL 35094



PROPERTY HIGHLIGHTS

- Freestanding commercial building available for sale at the intersection of Highway 78 and Highway 119
- Suitable for retail or office use
- Located directly across from Leeds Elementary School and adjacent to Sonic
- Near downtown Leeds, Alabama
- 5,714 square foot building situated on 0.27 acres
- Zoned commercial

OFFERING SUMMARY

Sale Price:	\$399,900
Lot Size:	0.27 Acres
Building Size:	5,714 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,573	5,427	10,300
Total Population	3,731	13,367	26,056
Average HH Income	\$70,368	\$80,908	\$86,973

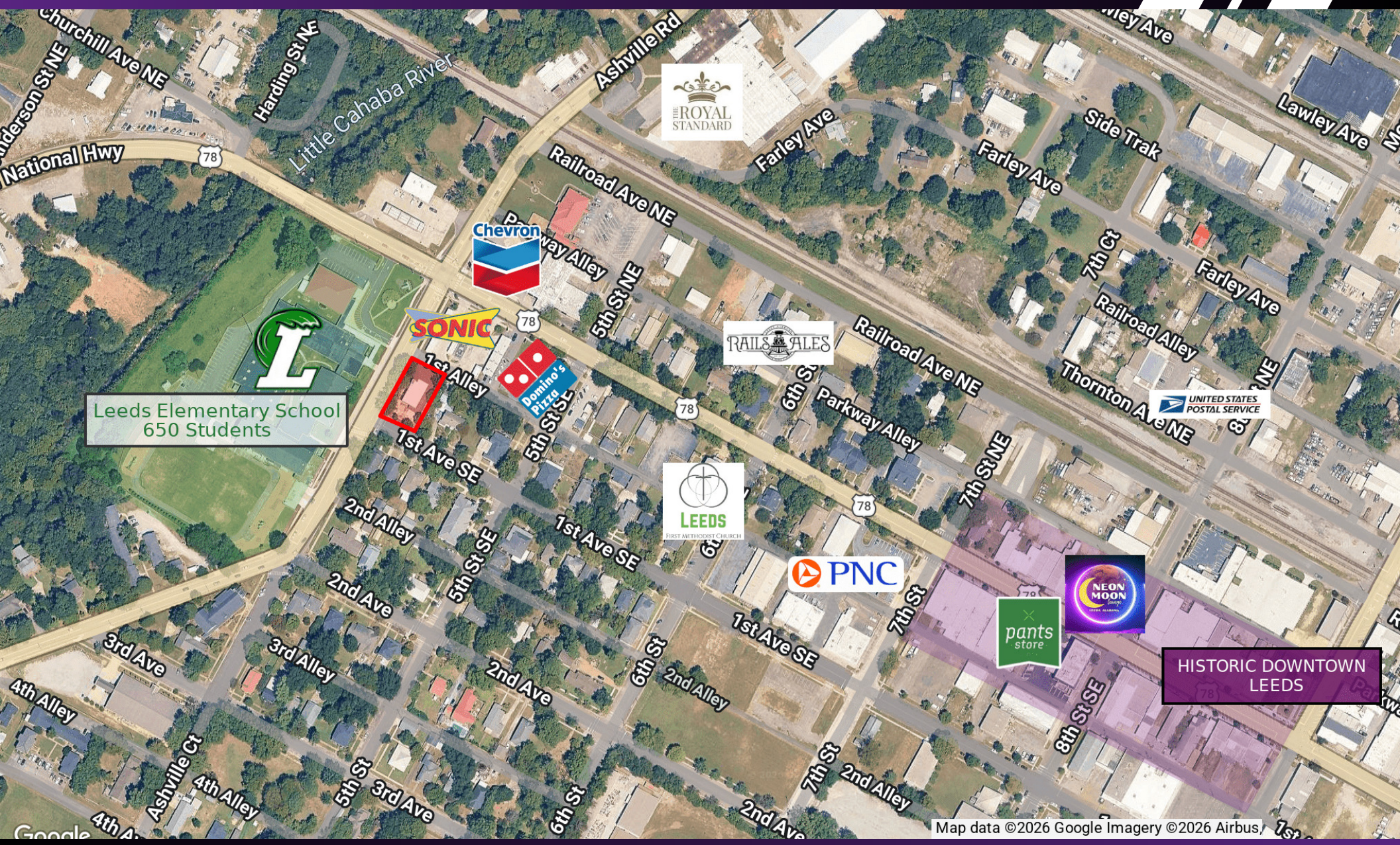
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,731	13,367	26,056
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,573	5,427	10,300
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$70,368	\$80,908	\$86,973
Average House Value	\$192,581	\$241,604	\$255,482

Demographics data derived from AlphaMap

