

# COMMERCIAL BUILDING & YARD FOR LEASE

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



**BUILDING SIZE: 4,326 ± SF ON .56 ± ACRE LOT ♦ LEASE PRICE: \$2,850/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

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

- ◆ 4,326 SF on .56 Acre Yard on .56 Acre Yard
- ◆ Priced at \$2,850 / 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.
- ◆ 697 Gene E. Stewart also available. 2,400 SF on 1.31 Acre Yard : \$2,350 / mo also available



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# LOCATION MAP

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MEMBER: LoopNet CoStar  
CCIM Experts in Commercial Investment Real Estate  
International Council of Shopping Centers  
CREXi REALTOR

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# DEMOGRAPHICS

701 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

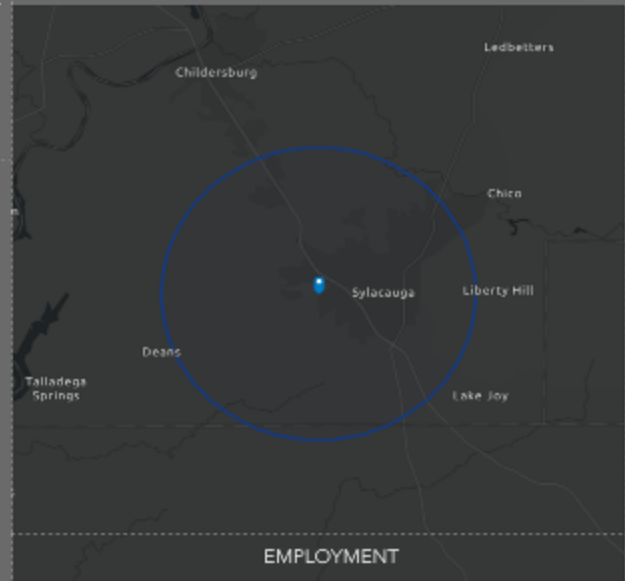
Per Capita Income



\$83,075

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT

54.7%

White Collar

32.9%

Blue Collar

14.8%

Services

5.3%

Unemployment Rate

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