

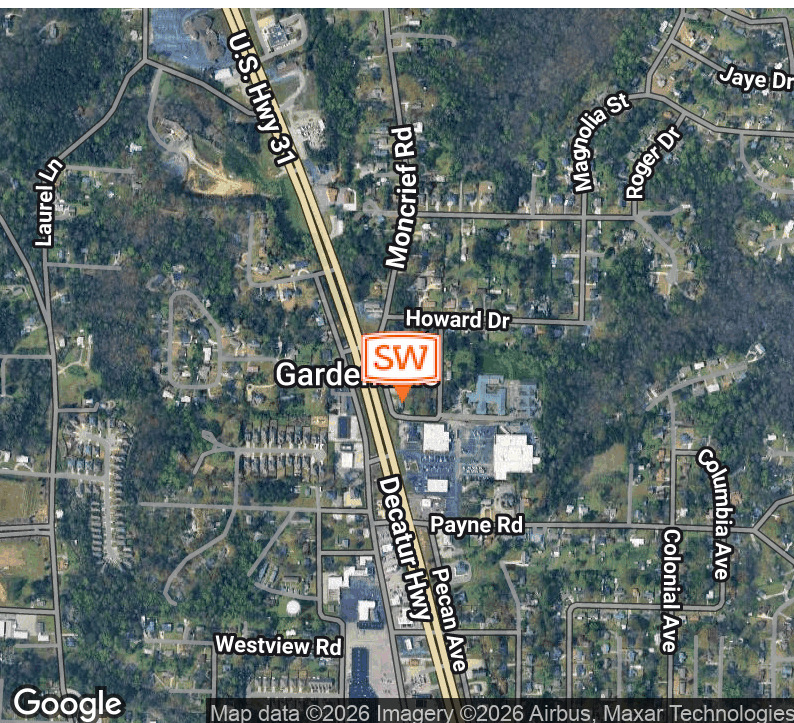
FOR SALE

1401 Thompson Cir

Gardendale, AL 35071



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Sale Price:	\$329,000
Building Size:	1,784 SF

PROPERTY HIGHLIGHTS

- Freestanding office building in the heart of Gardendale, off Highway 31 (15,000 VPD) and minutes from I-65
- 4 private offices and a conference room
- Newly renovated floors and office suites with modern finishes
- Private and ample parking
- Excellent signage opportunity and visibility

JOHN T. BROWN

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WALLACE SCHMUCK

210.464.7707

ws@shanwalt.com

**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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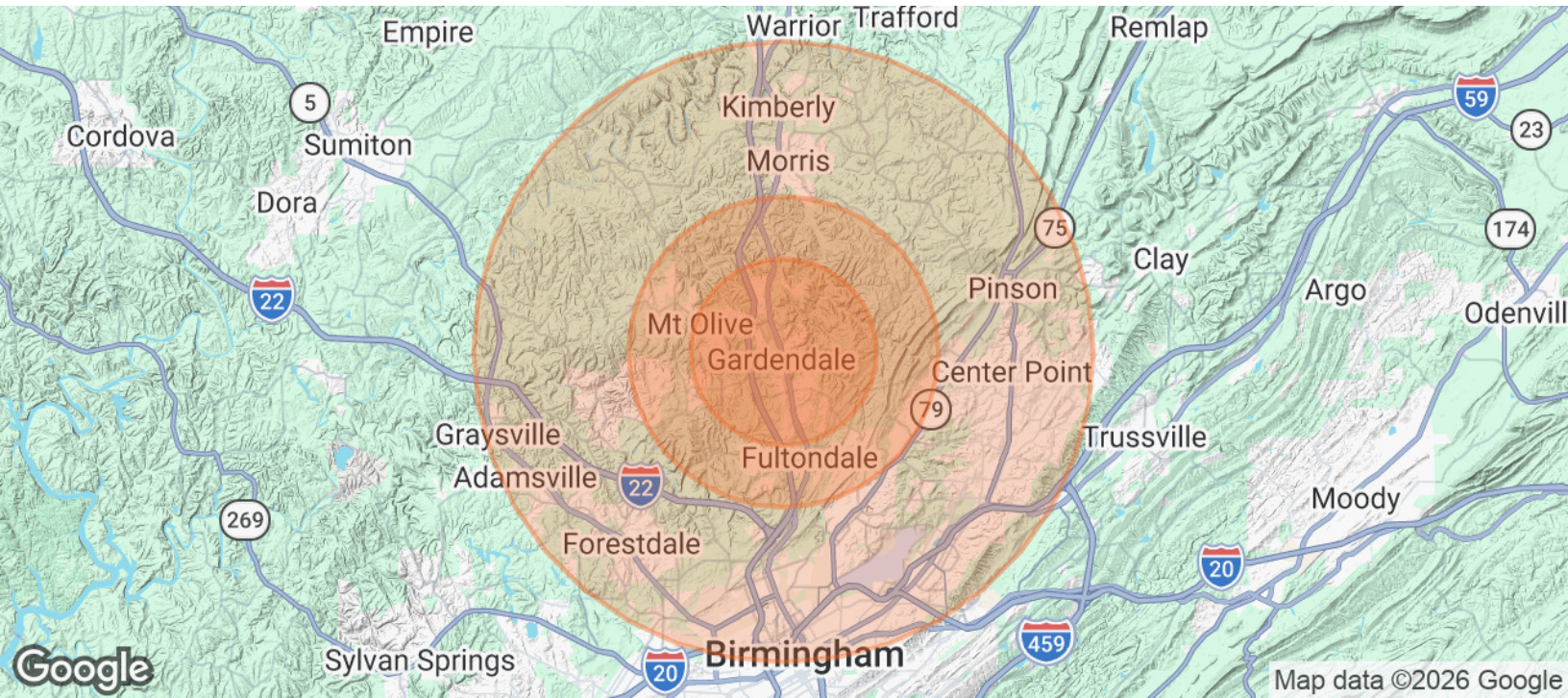
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,505	33,721	163,266
Average Age	42	42	40
Average Age (Male)	41	40	38
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,444	13,730	64,706
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$91,989	\$90,332	\$68,752
Average House Value	\$261,009	\$245,676	\$192,868

2020 American Community Survey (ACS)

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