

BENDER'S PLAZA

1307 Highway 31 South, Hartselle, AL 35640



PROPERTY DESCRIPTION

With 14,000 leasable square feet constructed on 1.55 acres, Bender's Plaza is a great location for any retail or office use. Ample parking available. Suite B is currently available. It is 1,500 sf office/retail space. See Spaces for interior photos and more information.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$18 - 19 SF/yr (NNN)
Available SF:	1,500 SF
Building Size:	14,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,212	16,239	24,924
Total Population	2,758	39,992	61,194
Average HH Income	\$63,881	\$72,317	\$76,879

For More Information, Please Contact:

EMMETTE BARRAN, CCIM

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Qualifying Broker

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GATEWAY COMMERCIAL BROKERAGE, INC.

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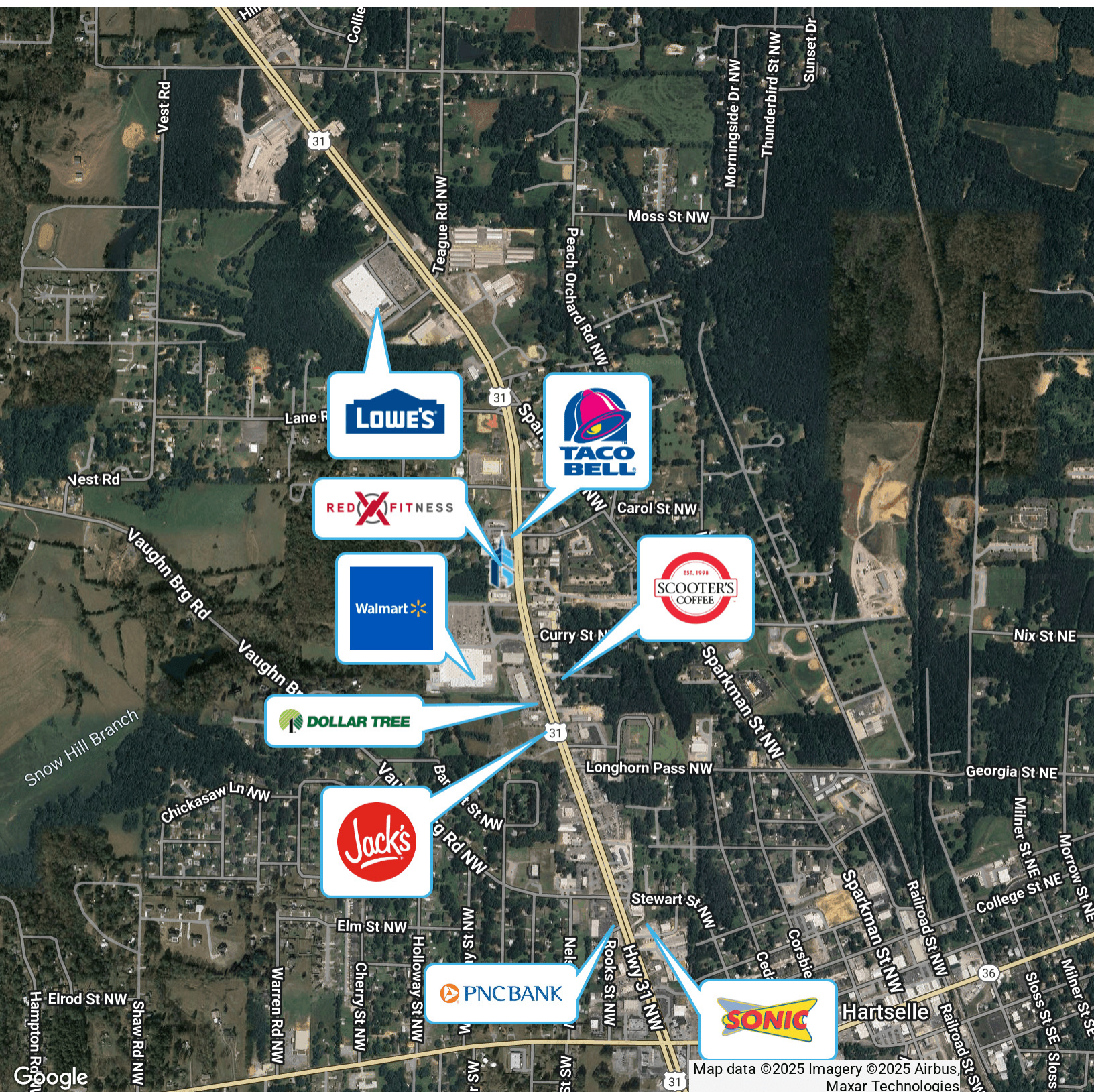
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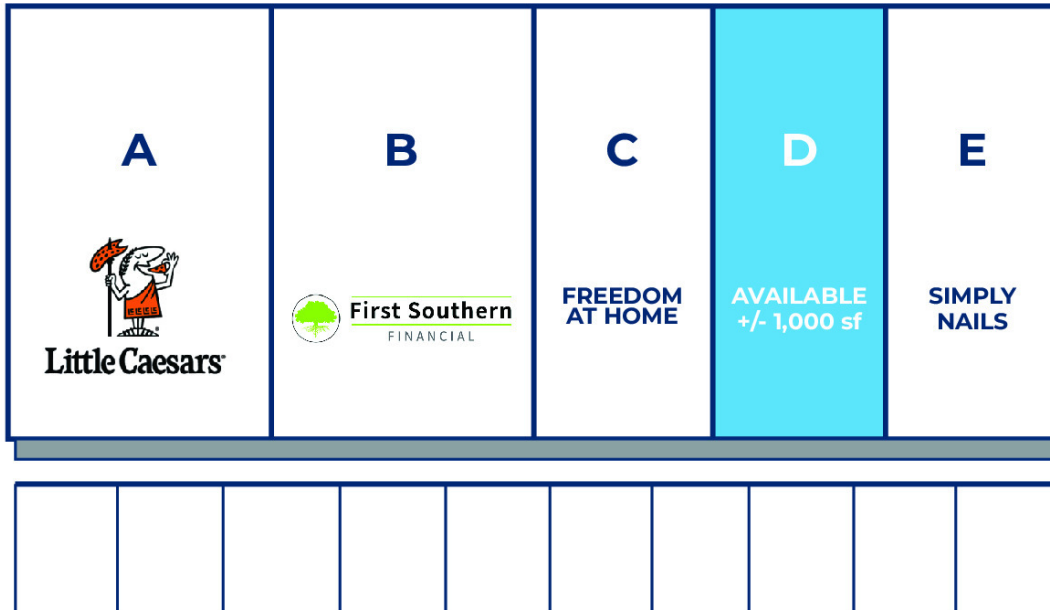
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$18 - \$19 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Lil Caesar's Pizza	1,500 SF	NNN	Negotiable	-
Suite B	Available	1,500 SF	NNN	\$18.00 - \$19.00 SF/yr	-
Suite C	VACANT	1,000 SF	NNN	Negotiable	-
Suite D	That Nutrition Place	1,000 SF	NNN	\$1,150 per month	-
Suite E	-	1,000 SF	NNN	\$1,150 per month	-

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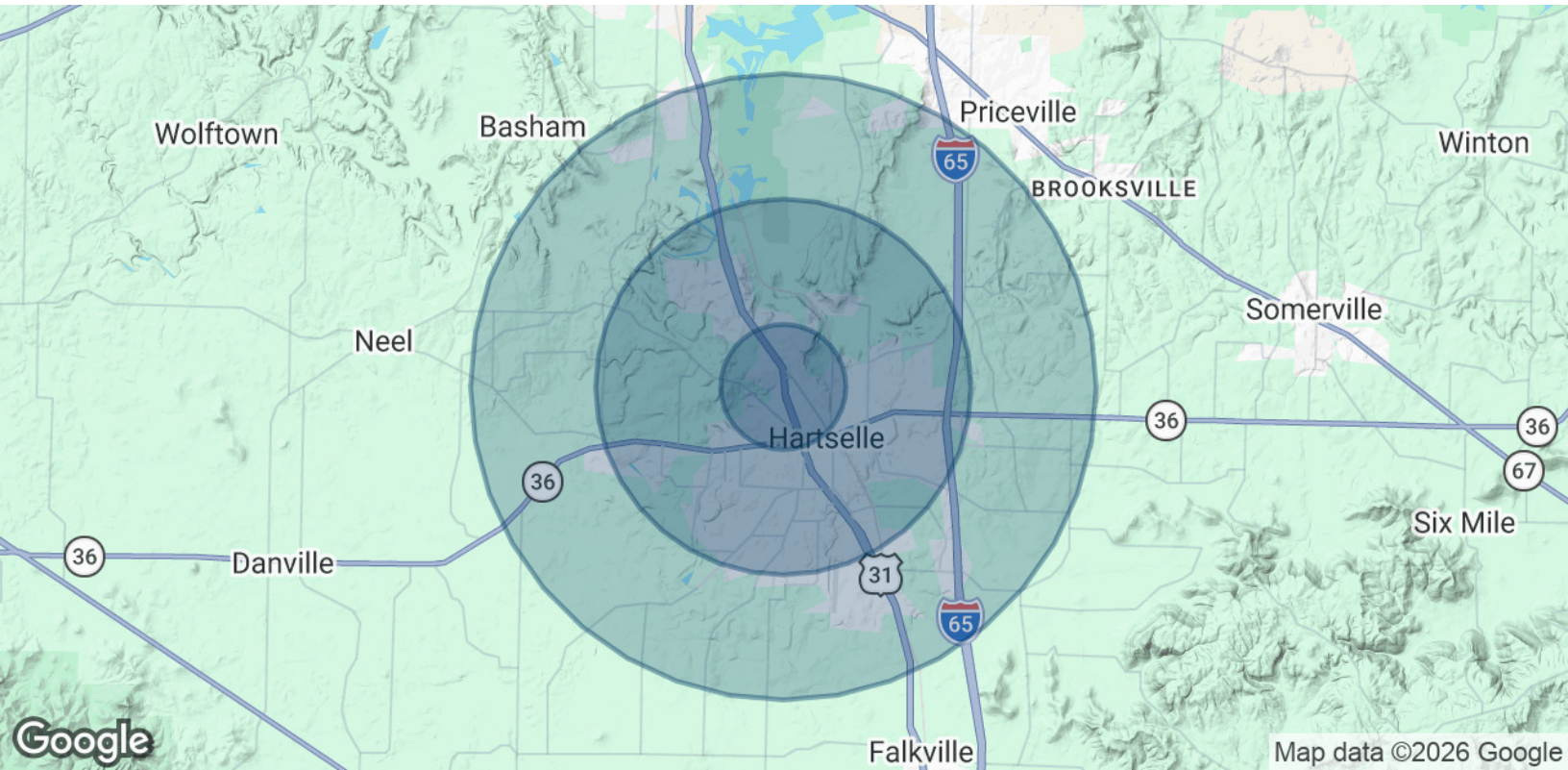
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,758	39,992	61,194
Average Age	39	40	41
Average Age (Male)	37	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,212	16,239	24,924
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$63,881	\$72,317	\$76,879
Average House Value	\$205,114	\$200,284	\$216,253

2020 American Community Survey (ACS)

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