

PRIME FLEX PROPERTY

1002 4th Avenue SE, Decatur, AL 35601



PROPERTY DESCRIPTION

Embrace a prime investment opportunity with this remarkable Retail / Free Standing Building in Decatur, AL. Boasting a spacious 2,774 SF structure with a single, fully occupied unit, this property stands as a cornerstone of the thriving local commercial landscape. Originally constructed in 1900, it exudes historic character while offering modern functionality. Situated on a high-traffic corner lot, its enviable location ensures consistent visibility and customer engagement. Zoned RD to accommodate various business ventures, this property presents a turnkey prospect for investors seeking immediate returns in a robust market. Discover the endless potential of this fully occupied gem in the heart of Decatur.

PROPERTY HIGHLIGHTS

- High Traffic Area
- Corner Lot
- Conveniently Located
- Newly Renovated

OFFERING SUMMARY

Sale Price:	\$295,000
Lease Rate:	\$2,500 per month (Gross)
Number of Units:	1
Available SF:	2,774 SF
Lot Size:	11,200 SF
Building Size:	2,774 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	644	3,250	6,504
Total Population	1,697	8,197	14,862
Average HH Income	\$45,844	\$46,345	\$45,747

For More Information, Please Contact:

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GATEWAY COMMERCIAL BROKERAGE, INC.

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The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

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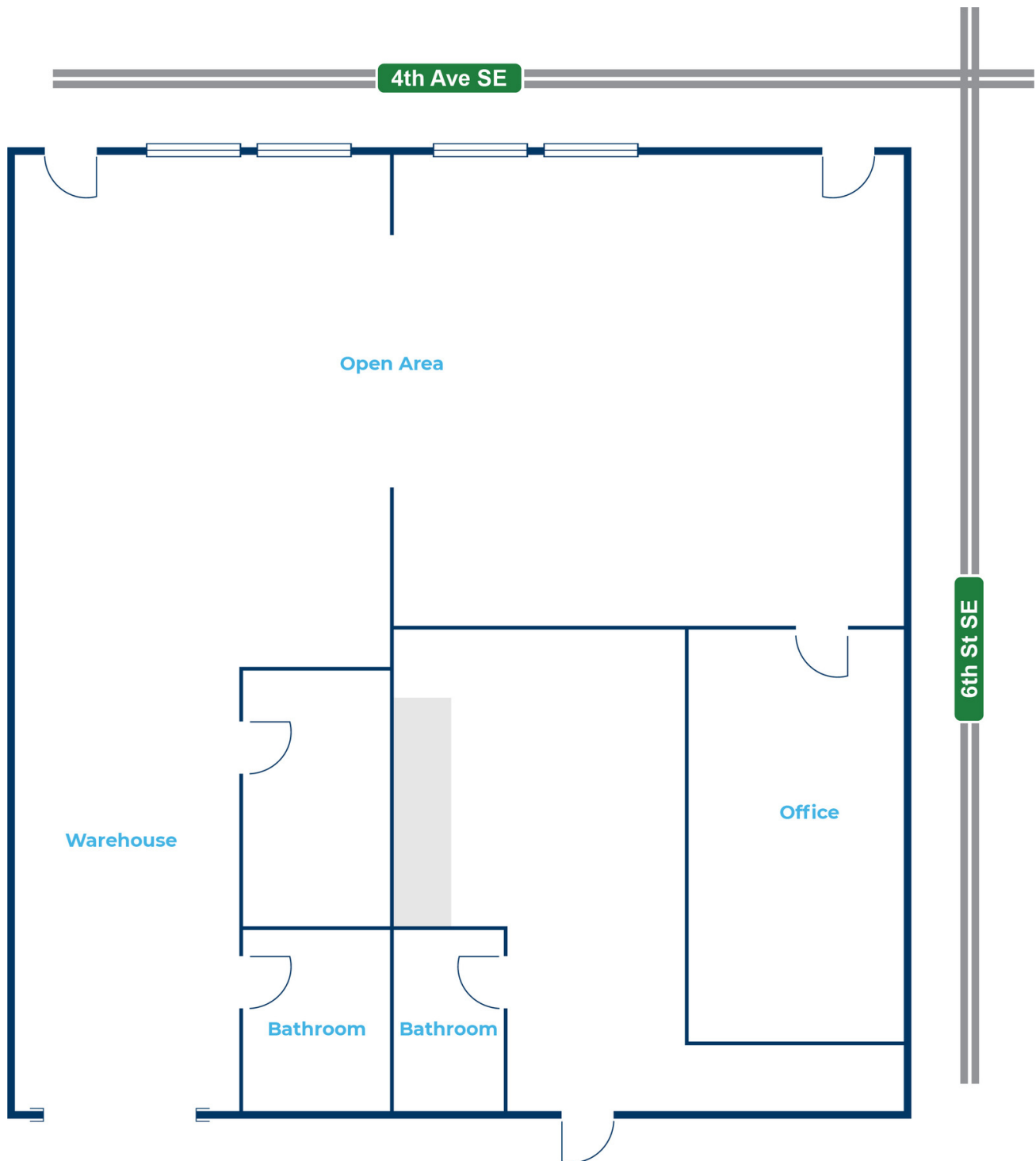
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NOTE: DRAWING IS APPROXIMATE AND TO SCALE.

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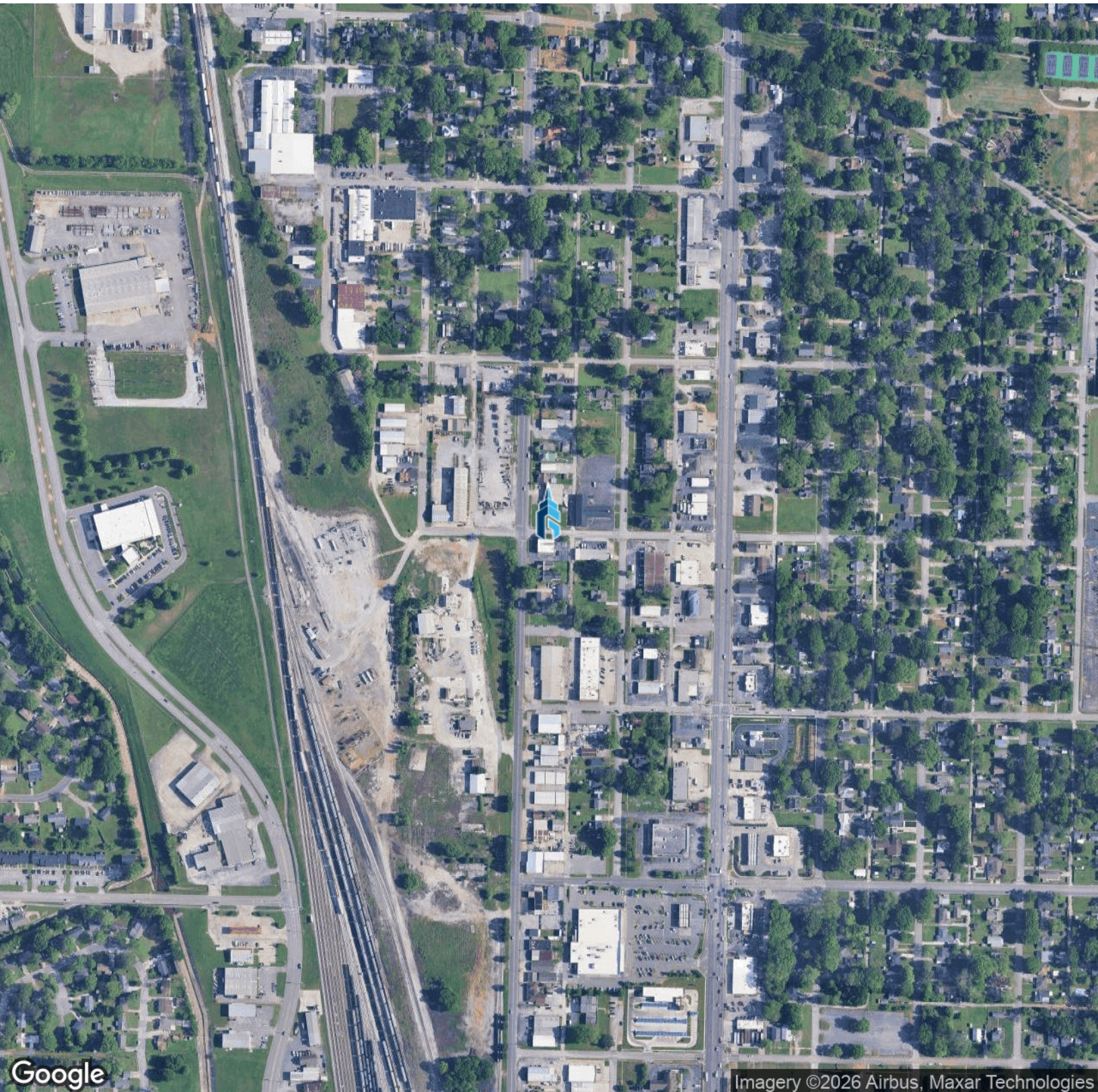
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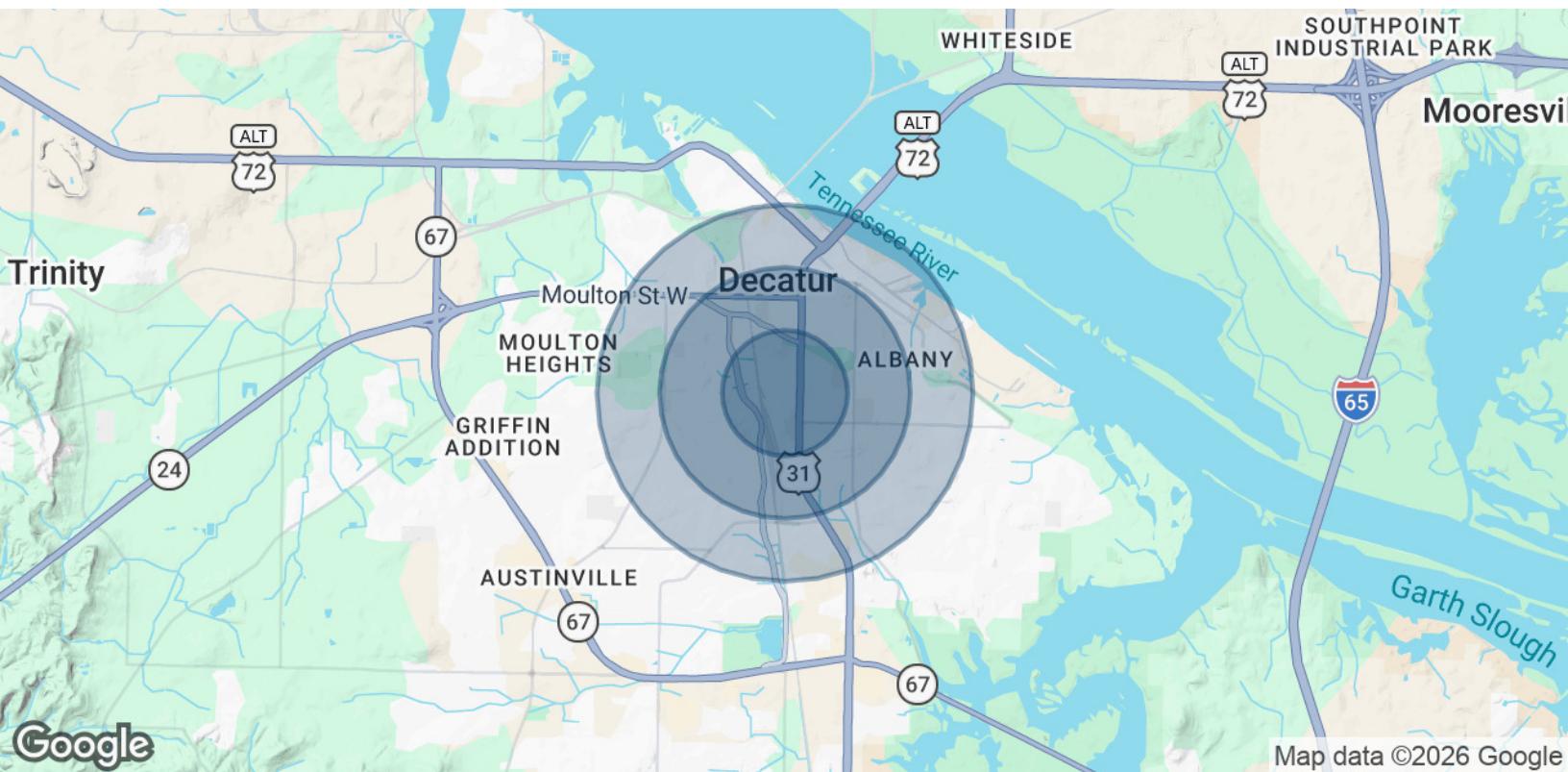
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,697	8,197	14,862
Average Age	34.5	33.4	36.3
Average Age (Male)	32.8	33.1	35.8
Average Age (Female)	36.2	34.0	37.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	644	3,250	6,504
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$45,844	\$46,345	\$45,747
Average House Value	\$94,429	\$98,510	\$103,499
2020 American Community Survey (ACS)			

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