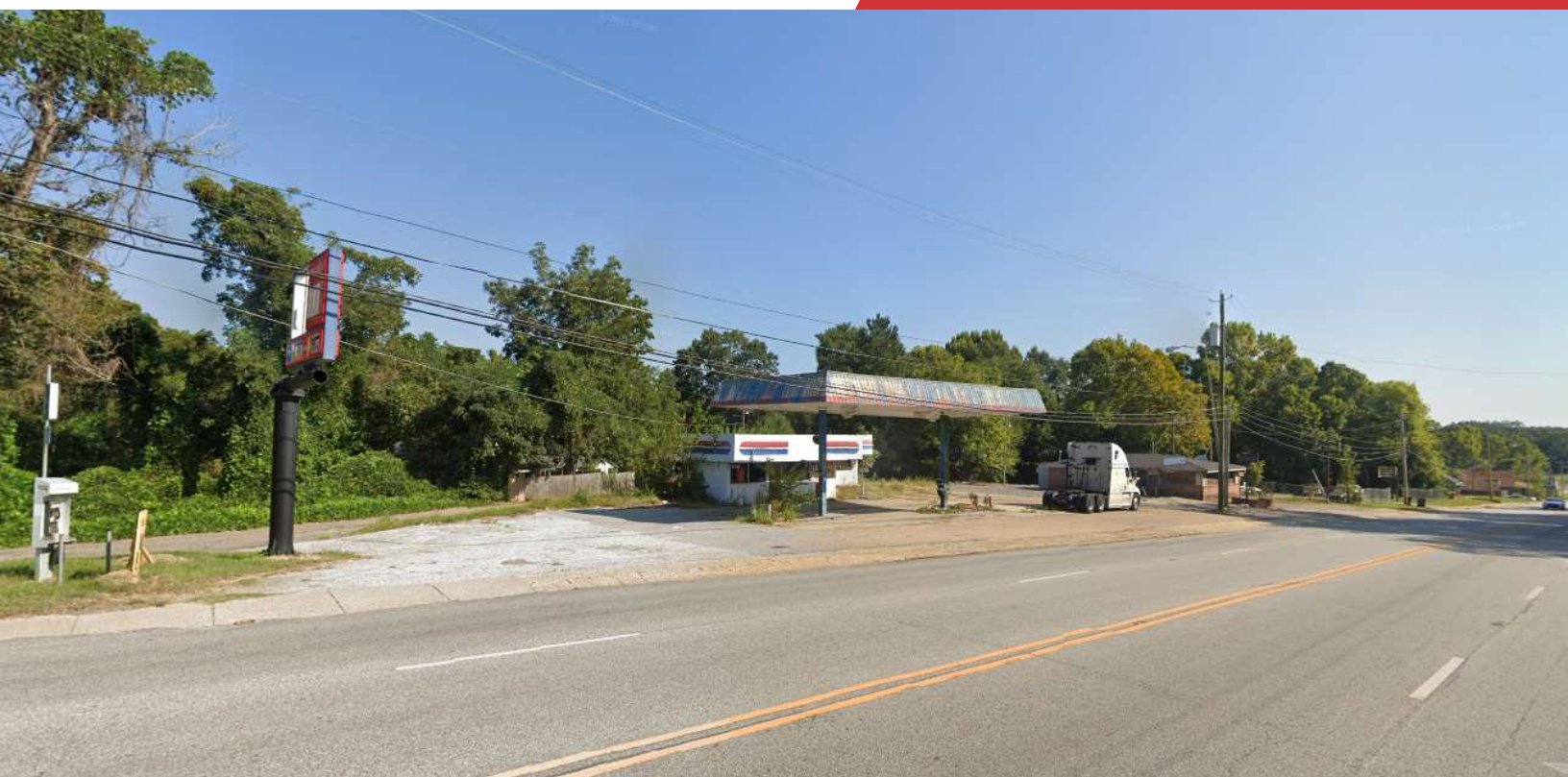




501 E. Martin Luther King Drive

Tuskegee, Alabama 36083

Property Highlights

- +/- 1,104 SF building
- +/- 0.33-acre lot
- On-site signage included
- Excellent visibility and accessibility

Property Overview

Former gas station at 501 E. Martin Luther King Drive in Tuskegee, AL, situated on a ±0.33-acre lot with a ±1,104 SF building and on-site signage. This property offers excellent visibility and accessibility along a well-traveled corridor, making it a prime opportunity for redevelopment. Its positioning, paved lot, and existing infrastructure provide a versatile foundation for a new owner to adapt and repurpose to fit a wide range of business needs. Fuel tanks are still in the ground and have been inspected.

Offering Summary

Sale Price:	\$60,000
Building Size:	+/- 1,104 SF
Lot Size:	+/- 0.33 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	70	290	934
Total Population	147	657	2,273
Average HH Income	\$53,494	\$57,190	\$59,150

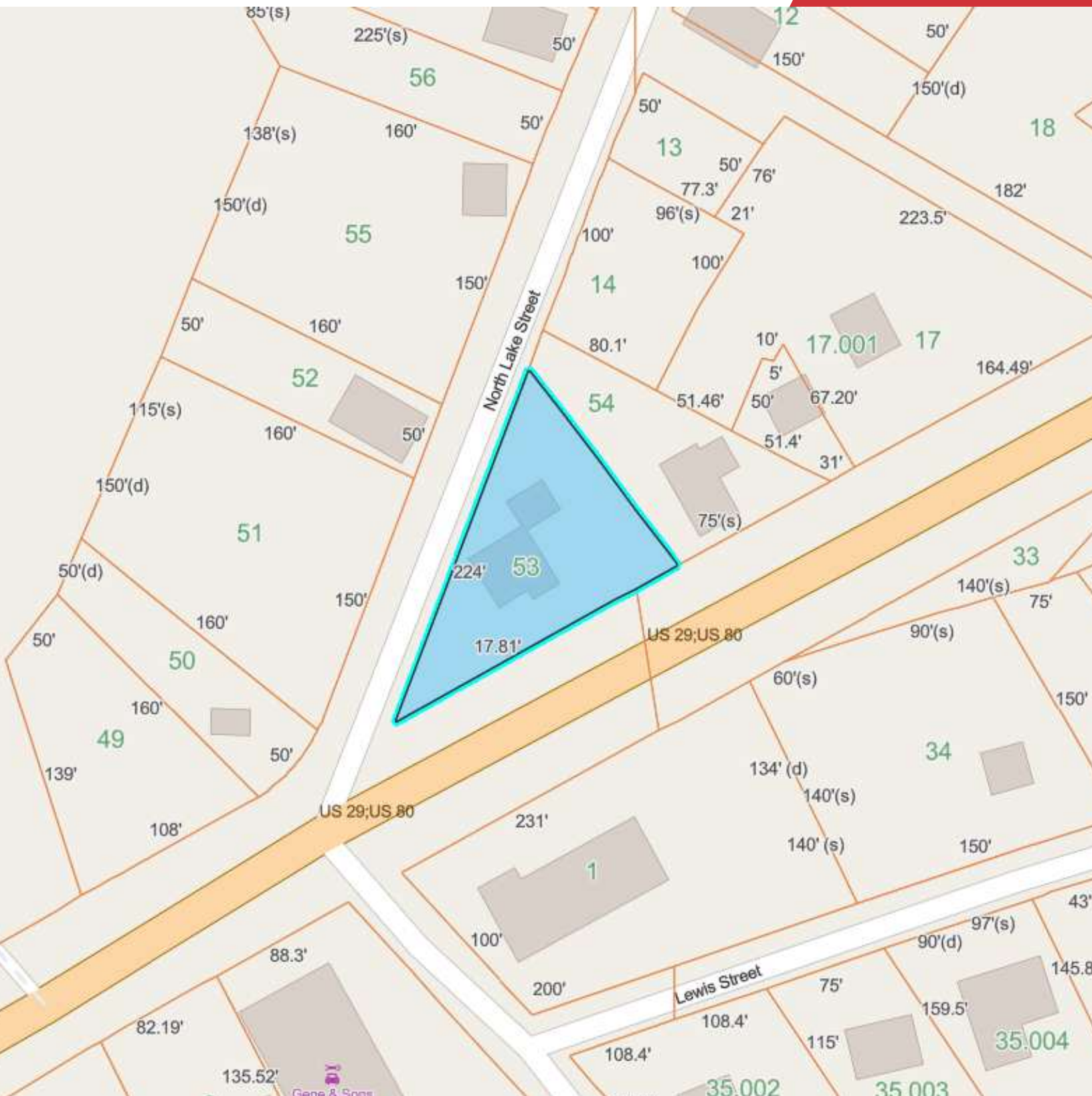
For More Information

Ticer Wilson

O: 706 660 5418
twilson@g2cre.com | AL #106674

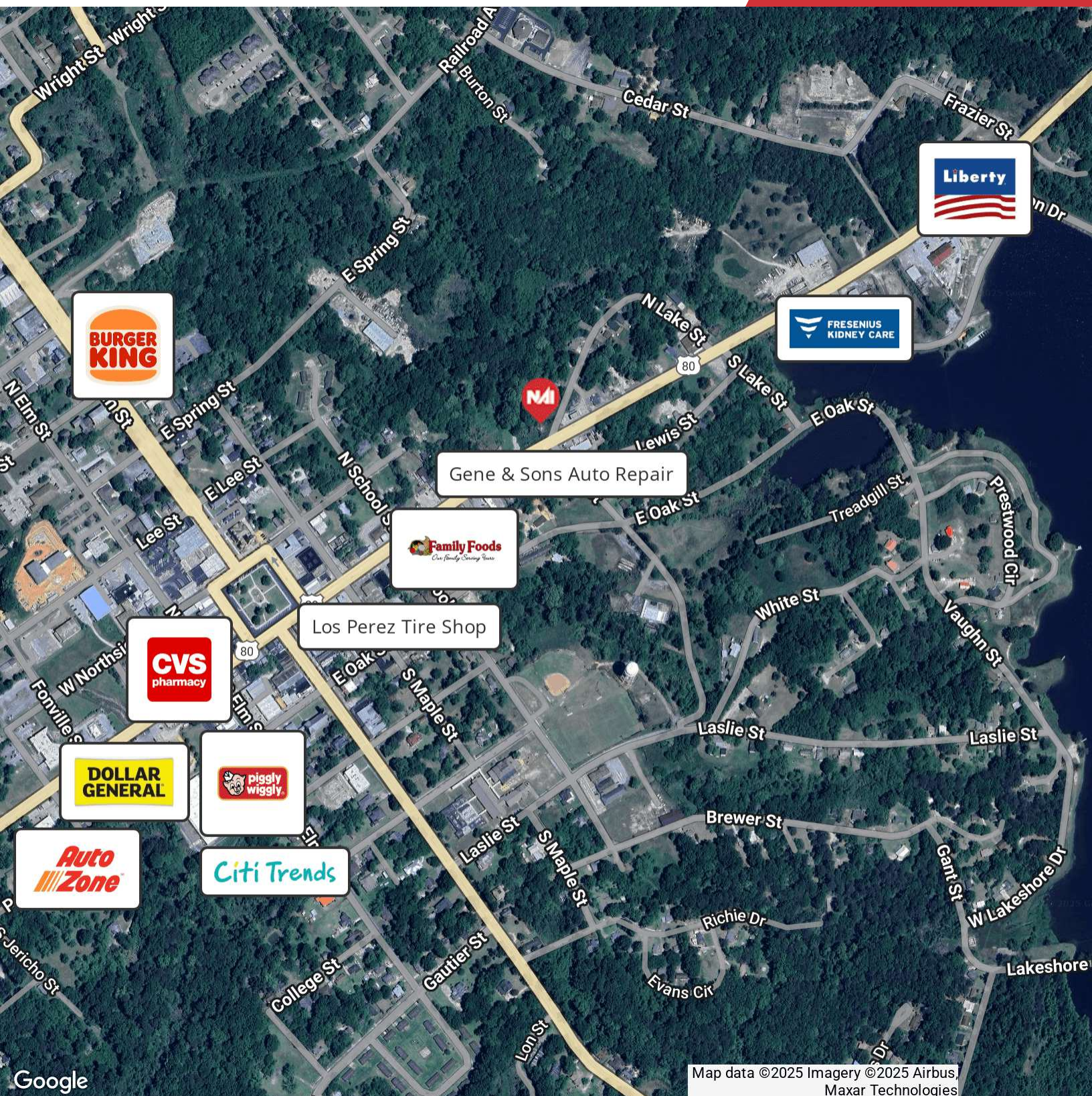
Dave Jackson

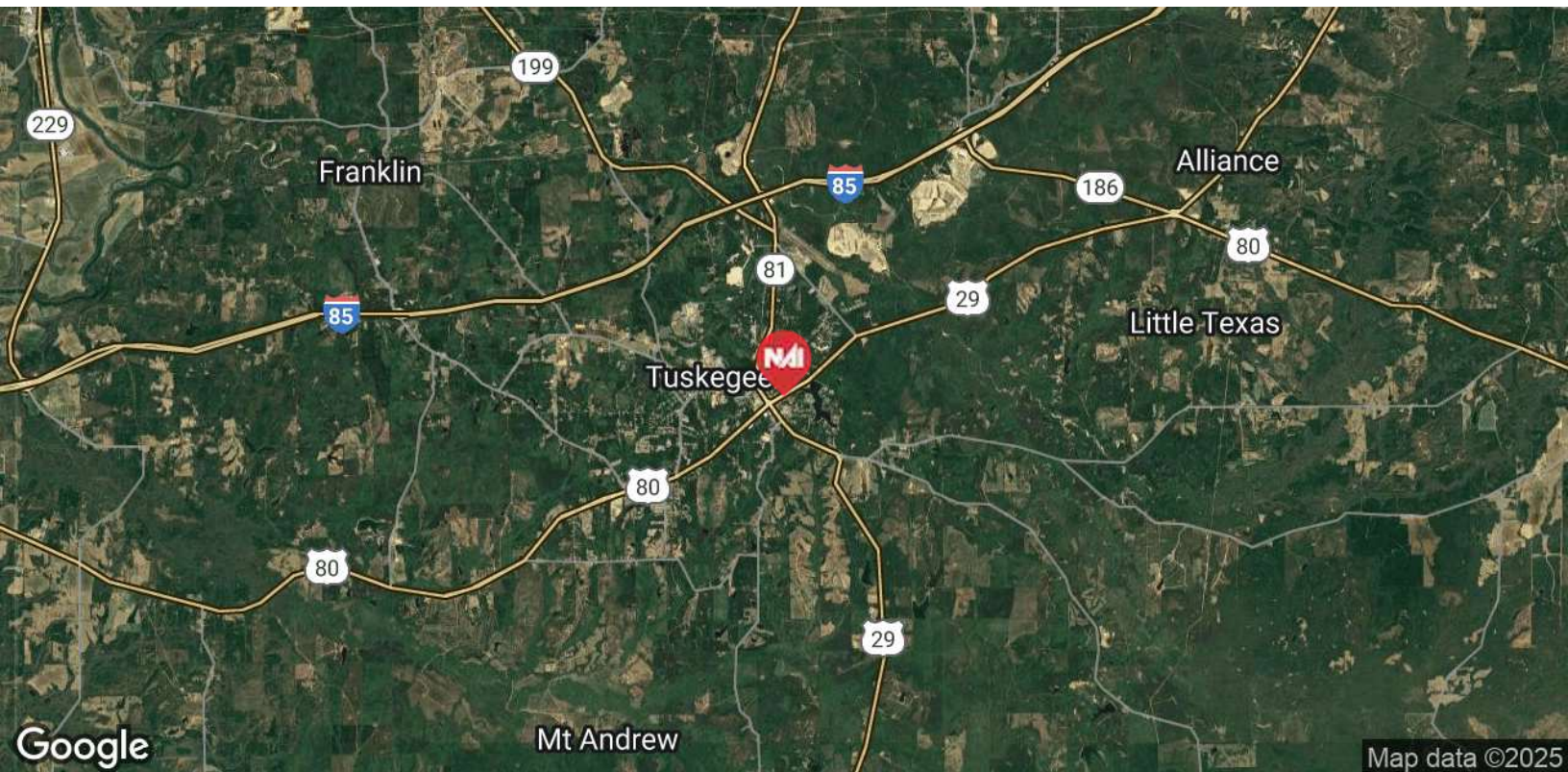
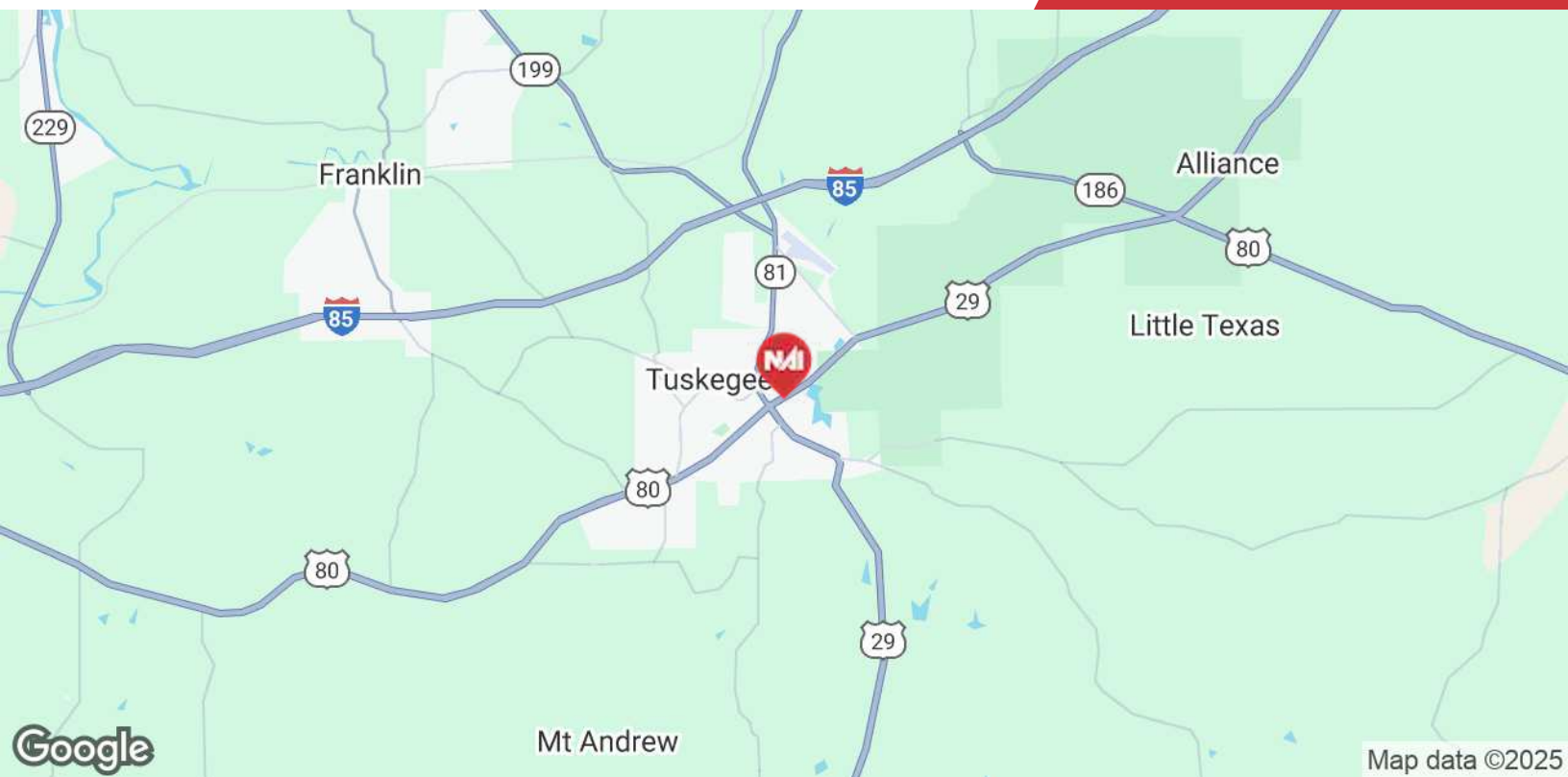
O: 706 660 5418 x1006
djackson@g2cre.com | AL #000097888



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

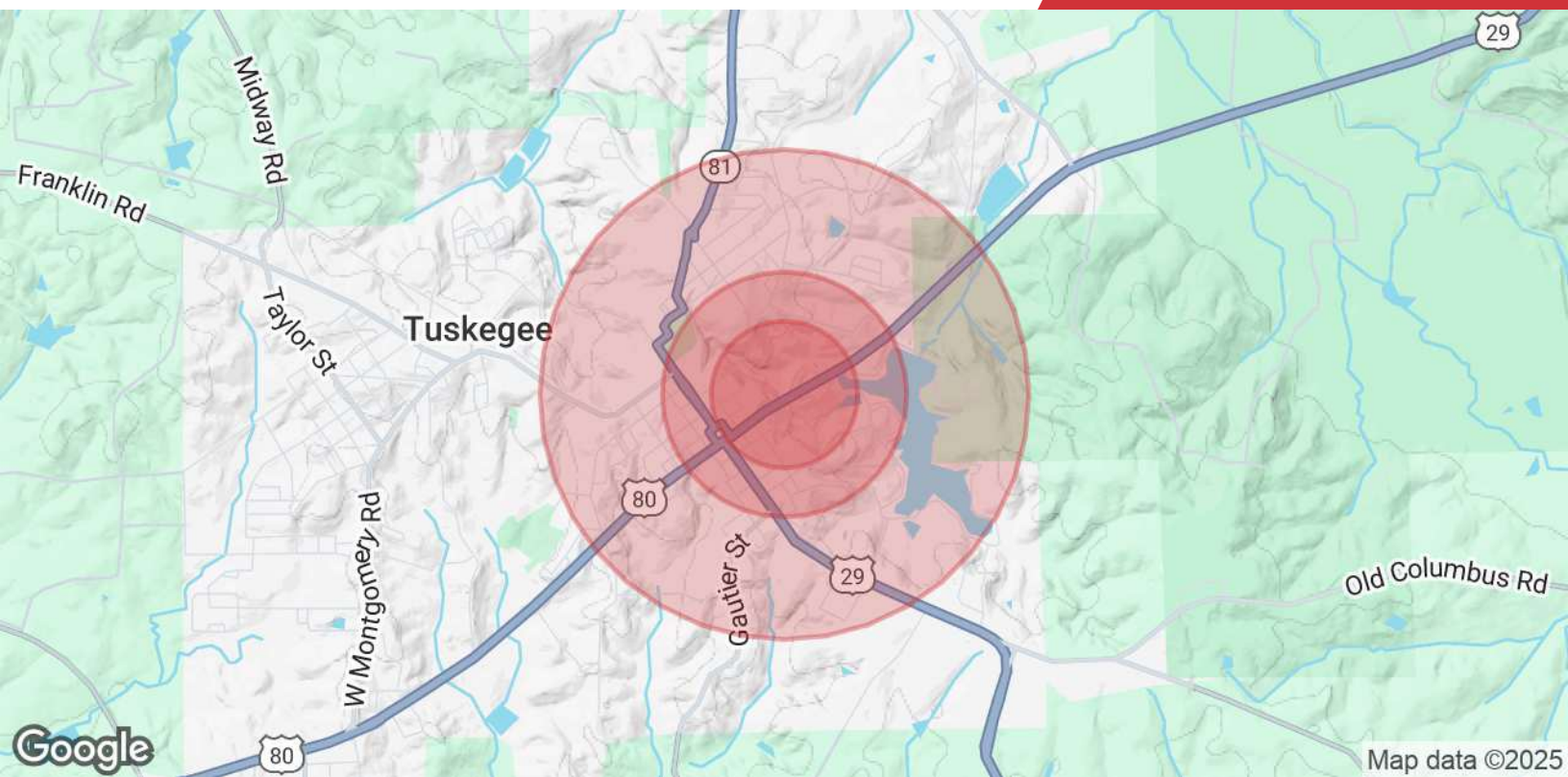
Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	147	657	2,273
Average Age	44	43	41
Average Age (Male)	42	42	40
Average Age (Female)	46	45	43

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	70	290	934
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$53,494	\$57,190	\$59,150
Average House Value	\$114,308	\$112,490	\$114,971

Demographics data derived from AlphaMap