



# THE GREAT HARTSELLE BANK ROBBERY BUILDING

109 MAIN ST W, HARTSELLE, AL 35640



**GATEWAY**  
COMMERCIAL BROKERAGE



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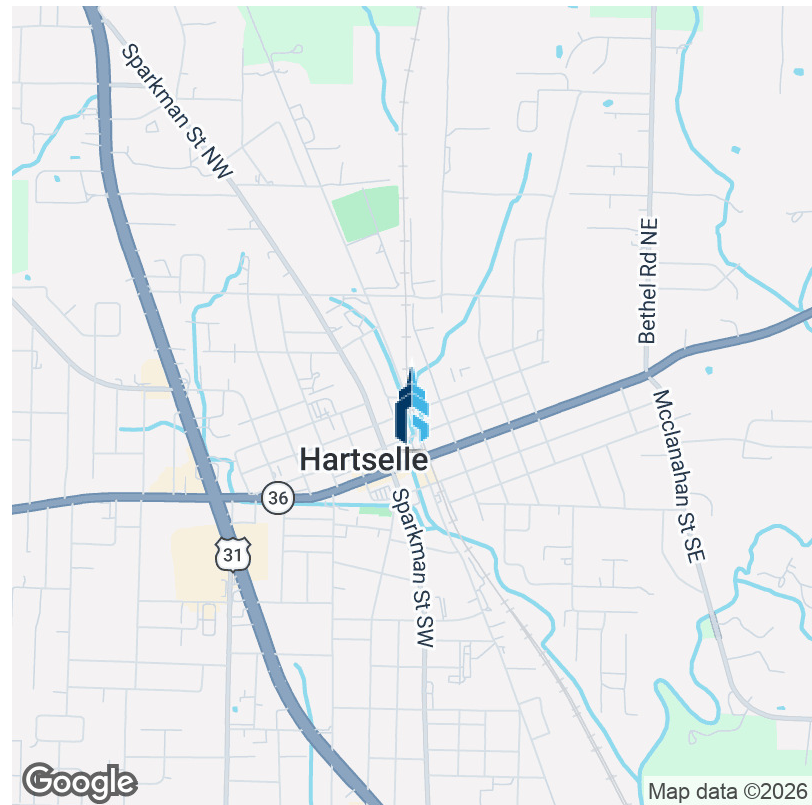
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OFFERING SUMMARY	
Sale Price:	\$205,000
Building Size:	2,160 SF
Lot Size:	3,300 SF
Price / SF:	\$94.91
Year Built:	1910
Zoning:	B3
Traffic Count:	9,871

### PROPERTY OVERVIEW

Introducing a rare opportunity to own a piece of history in the heart of Hartselle, AL. This timeless 2,160 SF building, constructed in 1910, exudes character and charm, offering a perfect canvas for a retail or street retail venture. The property is best known as the site of the Great Hartselle Bank Robbery of 1926, which continues to be unsolved. Zoned B3, the property provides endless possibilities for customization and utilization. Its prime location in the Hartselle area presents a valuable investment prospect in a bustling commercial district. Embrace the heritage of this distinguished building while capitalizing on its prominent position in the thriving community of Hartselle.

### PROPERTY HIGHLIGHTS

- Downtown Historic Location
- High-Traffic Frontage
- Open Layout



# PROPERTY INFORMATION

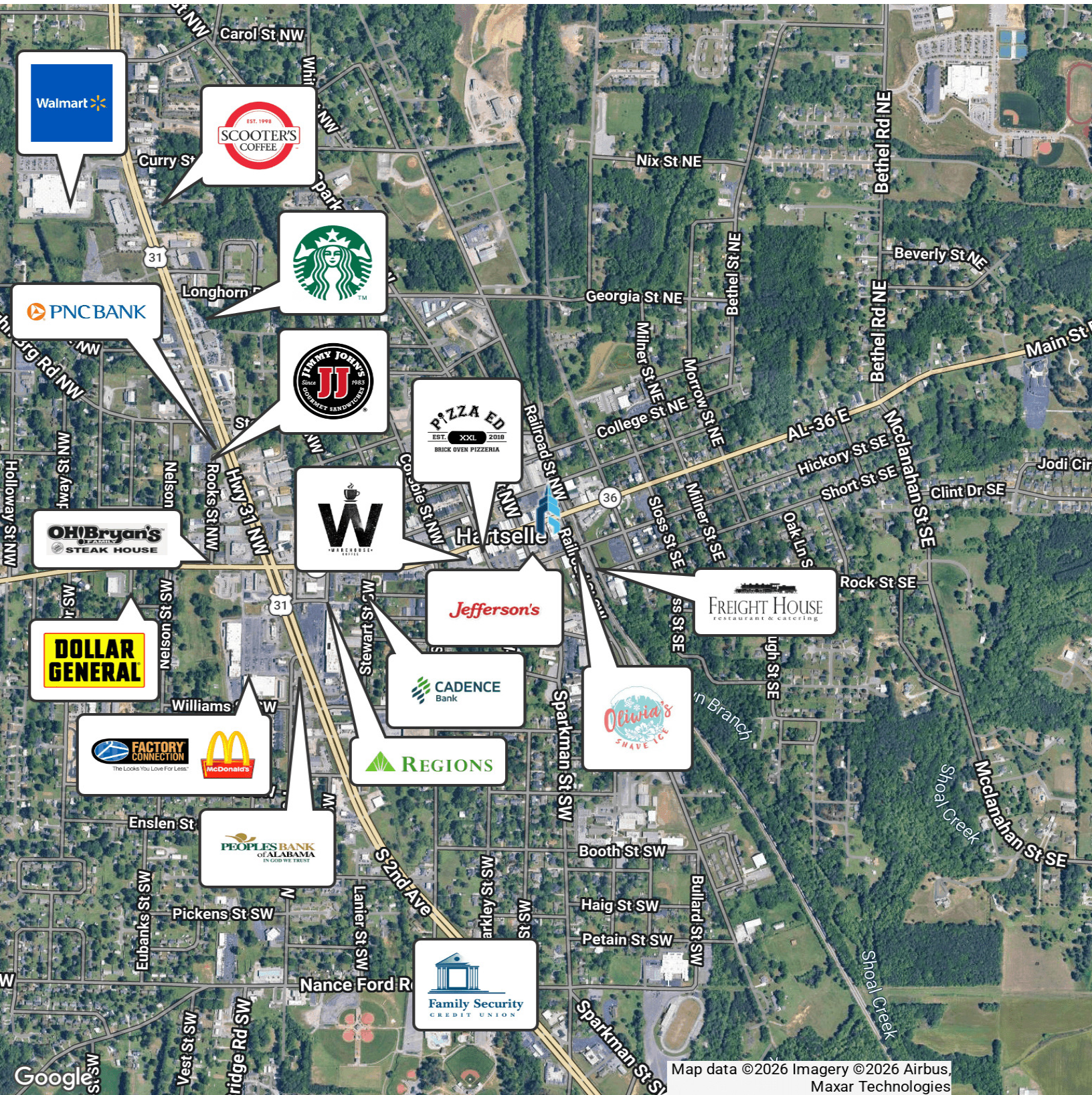
109 Main St W, Hartselle, AL 35640



# LOCATION INFORMATION

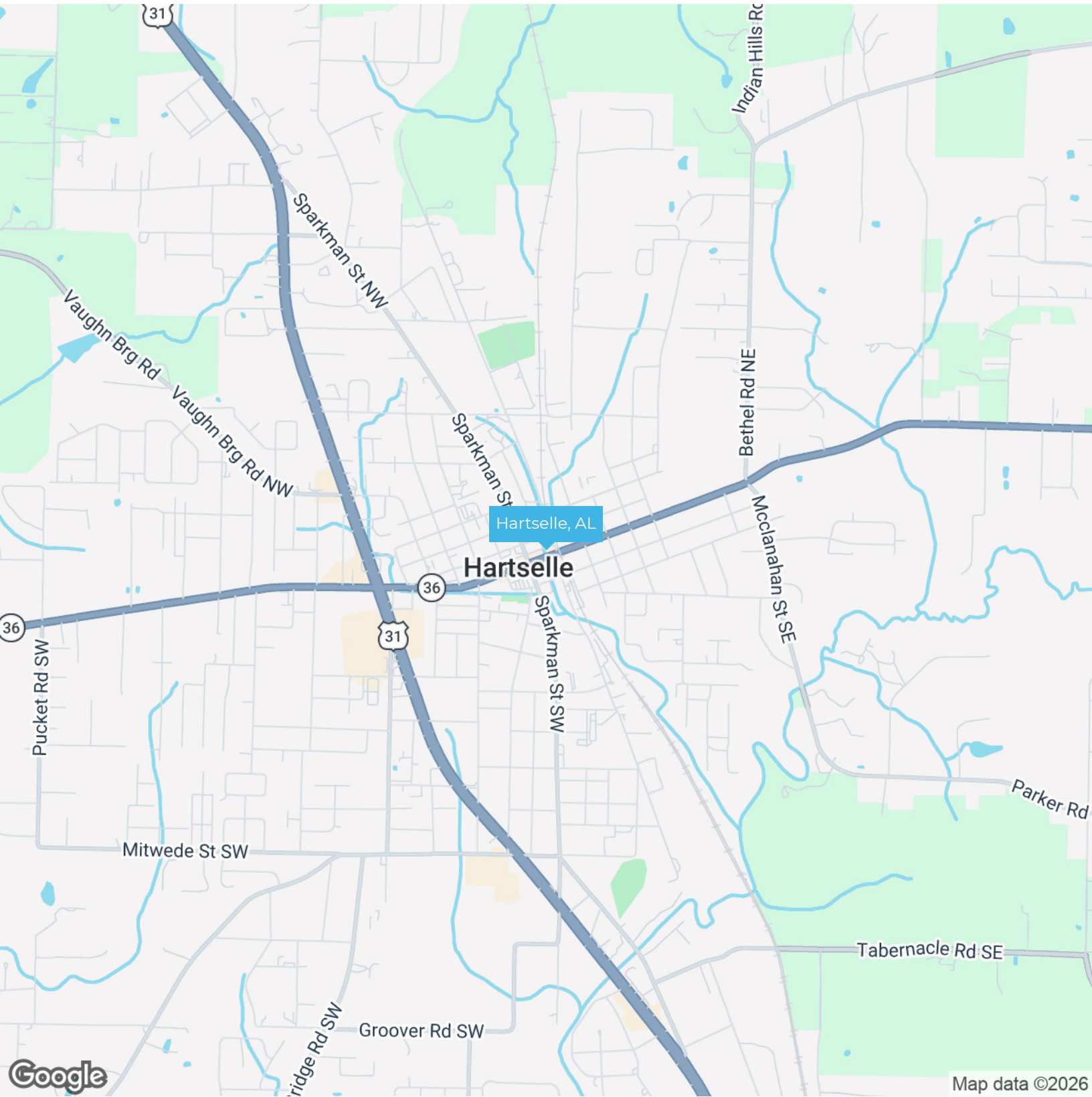
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# RETAILER MAP

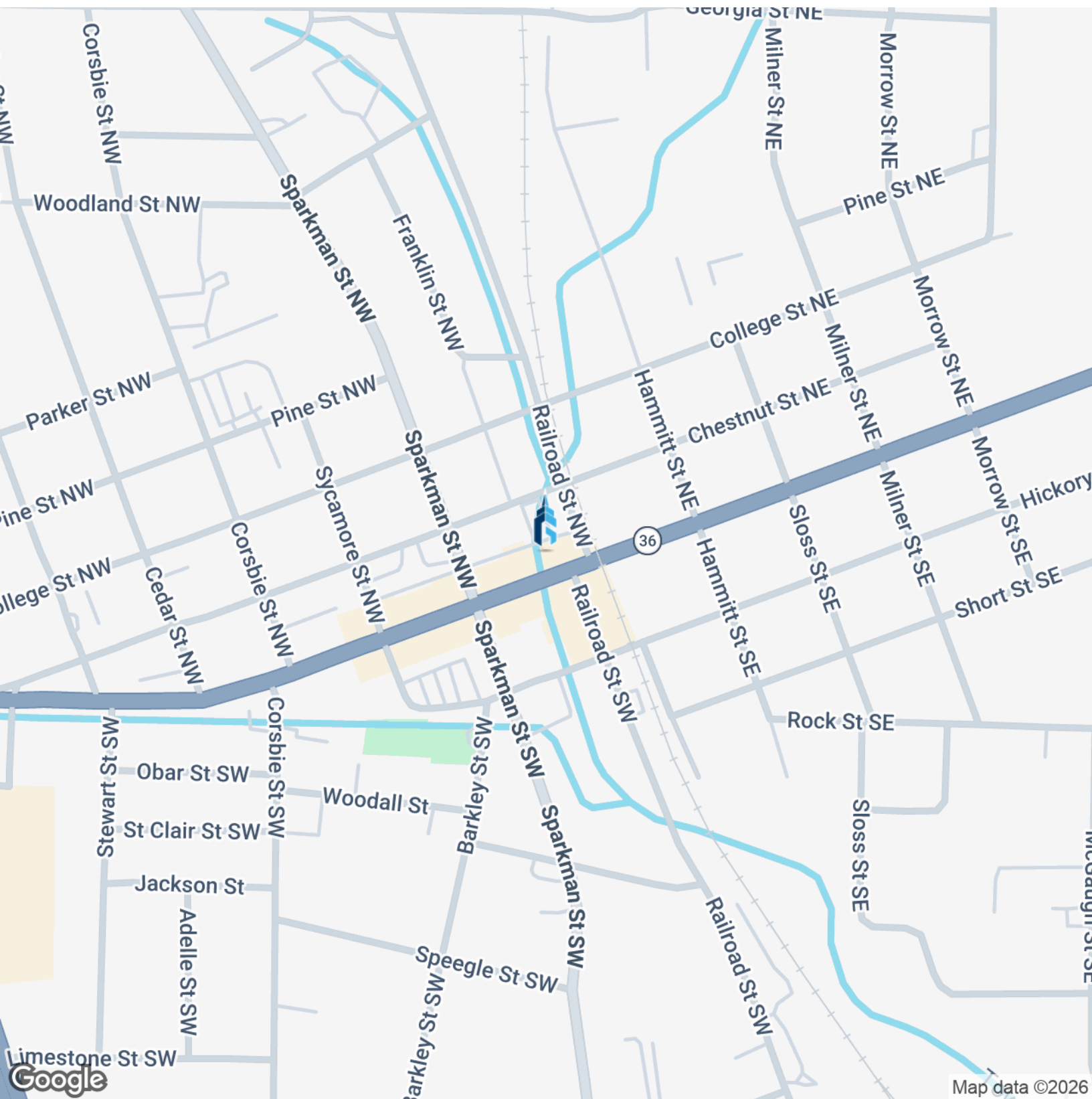


Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

# REGIONAL MAP



# LOCATION MAP

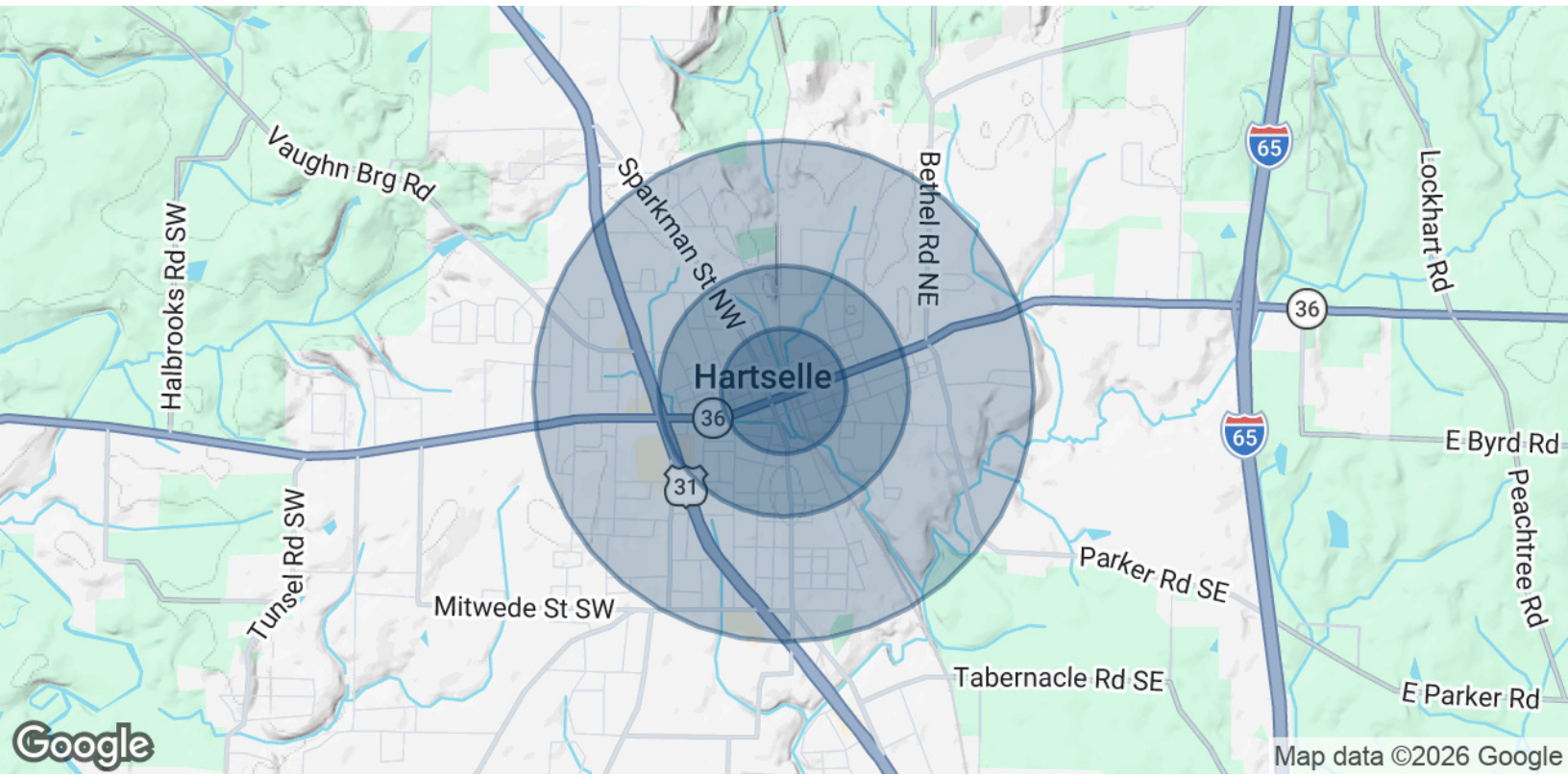




# DEMOGRAPHICS

109 Main St W, Hartselle, AL 35640

# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	220	889	3,458
Average Age	44.6	42.3	42.0
Average Age (Male)	37.3	36.8	33.8
Average Age (Female)	47.2	44.4	44.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	99	398	1,377
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$71,776	\$72,823	\$77,975
Average House Value	\$158,338	\$165,206	\$169,876

2023 American Community Survey (ACS)

# Executive Summary

103-113 Main St W  
 103-113 Main St W, Hartselle, Alabama, 35640  
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	4,947	15,867	21,802
2020 Population	5,054	17,163	23,346
2025 Population	5,140	17,379	23,725
2030 Population	5,149	17,432	23,832
2010-2020 Annual Rate	0.21%	0.79%	0.69%
2020-2025 Annual Rate	0.32%	0.24%	0.31%
2025-2030 Annual Rate	0.03%	0.06%	0.09%

Age	1 mile	3 miles	5 miles
2025 Median Age	41.5	41.2	42.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	83.6%	86.5%	86.9%
Black Alone	6.4%	4.4%	4.0%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	0.6%	0.7%	0.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.3%	1.5%	1.5%
Two or More Races	6.5%	6.3%	6.2%
Hispanic Origin	4.3%	3.3%	3.3%
Diversity Index	35.0	29.3	28.7

Households	1 mile	3 miles	5 miles
2010 Total Households	2,216	6,375	8,622
2020 Total Households	2,237	6,845	9,212
2025 Total Households	2,279	7,049	9,530
2030 Total Households	2,310	7,176	9,722
2010-2020 Annual Rate	0.09%	0.71%	0.66%
2020-2025 Annual Rate	0.35%	0.56%	0.65%
2025-2030 Annual Rate	0.27%	0.36%	0.40%
2025 Average Household Size	2.23	2.46	2.47
Wealth Index	70	89	92

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	24.1%	19.0%	20.1%

<b>Median Household Income</b>			
2025 Median Household Income	US\$61,679	US\$85,630	US\$86,315
2030 Median Household Income	US\$77,018	US\$97,301	US\$98,083
2025-2030 Annual Rate	4.54%	2.59%	2.59%

<b>Average Household Income</b>			
2025 Average Household Income	US\$88,466	US\$104,462	US\$105,937
2030 Average Household Income	US\$97,821	US\$114,642	US\$116,150

<b>Per Capita Income</b>			
2025 Per Capita Income	US\$37,422	US\$42,253	US\$42,674
2030 Per Capita Income	US\$41,852	US\$47,066	US\$47,504
2025-2030 Annual Rate	2.26%	2.18%	2.17%


<b>Income Equality</b>			
2025 Gini Index	48.4	43.0	42.2

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	50.2	54.3	53.8

<b>Housing Unit Summary</b>			
Housing Affordability Index	100	128	121
2010 Total Housing Units	2,397	6,821	9,245
2010 Owner Occupied Hus (%)	60.6%	74.2%	76.8%
2010 Renter Occupied Hus (%)	39.4%	25.8%	23.2%
2010 Vacant Housing Units (%)	7.5%	6.5%	6.7%
2020 Housing Units	2,434	7,334	9,883
2020 Owner Occupied HUs (%)	60.5%	72.8%	75.9%
2020 Renter Occupied HUs (%)	39.5%	27.2%	24.1%
Vacant Housing Units	8.4%	6.8%	6.9%
2025 Housing Units	2,479	7,545	10,208
Owner Occupied Housing Units	61.6%	73.8%	76.7%
Renter Occupied Housing Units	38.4%	26.2%	23.3%
Vacant Housing Units	8.1%	6.6%	6.6%
2030 Total Housing Units	2,504	7,656	10,382
2030 Owner Occupied Housing Units	1,435	5,336	7,512
2030 Renter Occupied Housing Units	875	1,840	2,210
2030 Vacant Housing Units	194	480	660

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

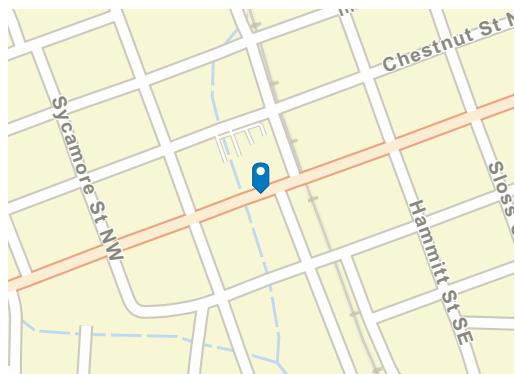
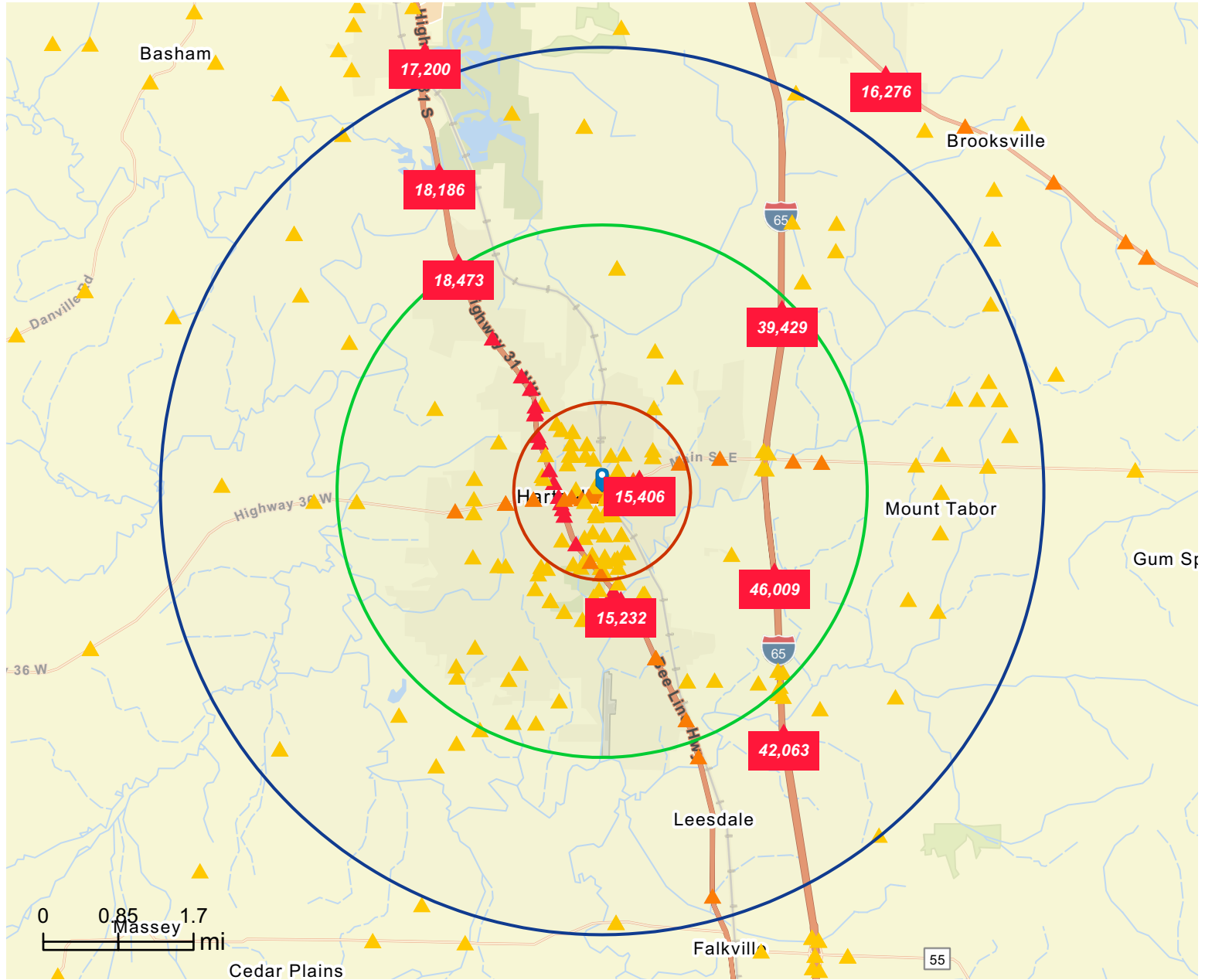


# TRAFFIC DATA

109 Main St W, Hartselle, AL 35640

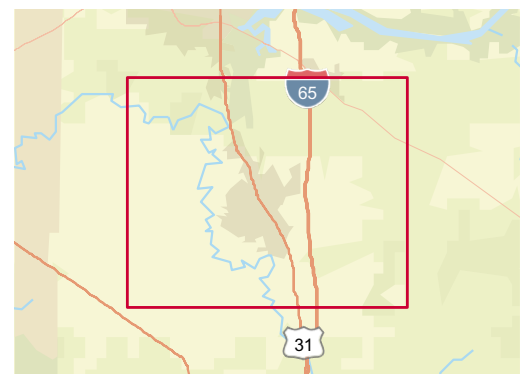
# Traffic Count Map

103-113 Main St W  
 103-113 Main St W, Hartselle, Alabama, 35640  
 Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



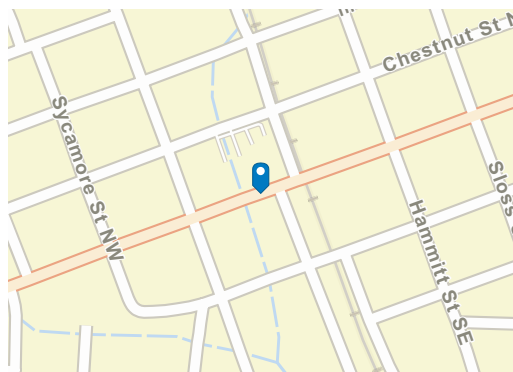
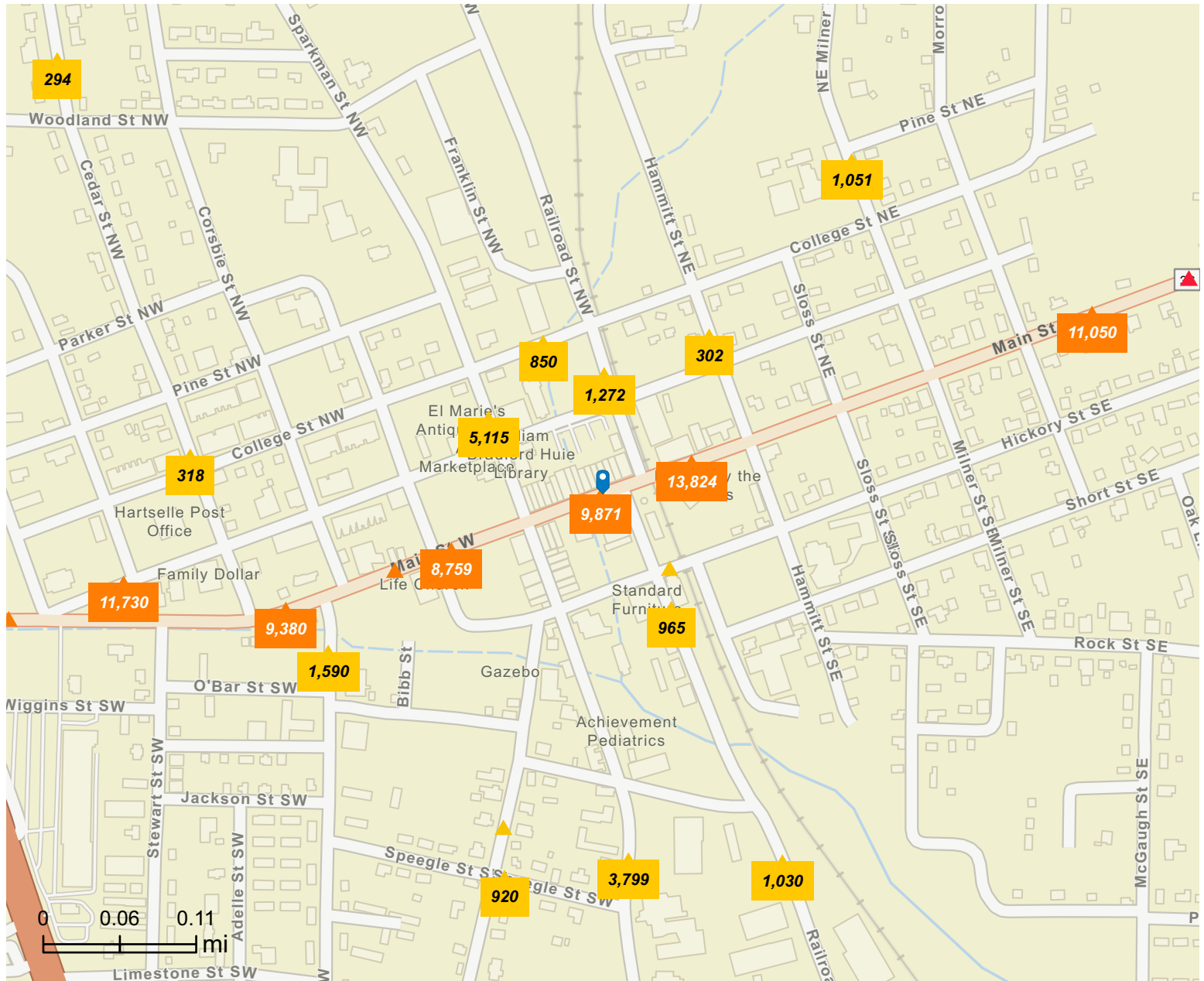
Source: Traffic Counts (2025)

# Traffic Count Map - Close Up

103-113 Main St W

103-113 Main St W, Hartselle, Alabama, 35640

Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





# ADVISOR BIOS

109 Main St W, Hartselle, AL 35640



### WILL SWANN

Commercial Agent

wswann@gatewaycommercial.net

Direct: **256.355.0721 x301** | Cell: **256.606.2424**

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### PROFESSIONAL BACKGROUND

Will Swann is a commercial real estate professional with Gateway Commercial Brokerage, specializing in healthcare-focused investment sales and value-add medical office assets across North Alabama. With a foundation built on years of leadership in the veterinary compounding pharmacy industry, Will brings a unique blend of operational discipline, financial acumen, and client-first service to the commercial real estate sector.

Before entering real estate, Will served as a leader in sterile compounding operations, multi-state regulatory expansion, product development, and sales strategy. His experience building processes, managing teams, and understanding the needs of medical professionals now gives him a distinct advantage as he helps investors identify and unlock value in medical strip centers, medical office buildings, and healthcare-adjacent retail properties.

A North Alabama native, Will is deeply invested in the communities he serves. He lives in Decatur with his wife and their two young children, who motivate his commitment to building a long-term career focused on integrity, exceptional service, and meaningful relationships. Known for his work ethic, curiosity, and entrepreneurial drive, Will strives to become the go-to commercial real estate advisor for investors and healthcare owners/operators across the region.

Whether assisting clients with acquisitions, dispositions, or long-term portfolio strategy, Will's mission is simple: deliver unmatched value, communicate with transparency, and work relentlessly to help his clients succeed.

### EDUCATION

Will earned his Doctor of Pharmacy (PharmD) degree and spent his early career developing deep expertise in problem-solving, compliance, and strategic growth—skills he now applies to analyzing assets, evaluating risk, and managing long-term investment portfolios.



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