

5646 STATE HIGHWAY 44  
Guin, AL 35563



## OFFERING SUMMARY

Sale Price:	\$2,200,000
Available SF:	4,800 SF
Year Built:	2018
Building Size:	4,800 SF
Price / SF:	\$458.33

## PROPERTY OVERVIEW

ACRE Real Estate Partners is pleased to offer this convenient store located at 5646 State Highway 44 Guin, AL 35563. The 4,800 SF building also has two vacancies located to the left and right of the convenience store, both being 1,200 SF. This can either be used for expansion and/or to lease out to new tenants. Convenience store comes fully equipped with a kitchen, beer cave, office and bathrooms.

## LOCATION OVERVIEW

Gas station for sale located off of exit 26 on I-22 and approximately .2 miles down Highway 44 in Guin, AL. Currently the only gas station on this exit with over 15,000 vehicles per day and conveniently located adjacent to a new Holiday Inn Express. The city has confirmed within the next few years there will be major development along highway 44 and specifically this exit. With new developments planned along this exit the site will benefit from increased traffic and sales in the coming years.

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,108	5,015	13,015
Average Age	50.8	47.7	44.4
Average Age (Male)	45.5	42.2	42.4
Average Age (Female)	52.3	50.0	45.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,013	2,460	6,101
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$47,438	\$47,717	\$45,634
Average House Value	\$118,263	\$116,624	\$111,337

\* Demographic data derived from 2020 ACS - US Census

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