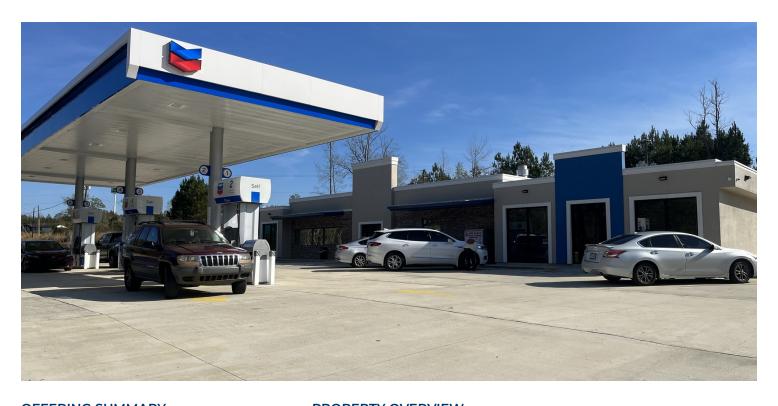
5646 STATE HIGHWAY 44

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.

5646 STATE HIGHWAY 44 Guin, AL 35563



















WALTER KELLEY

205.235.0440 walterk@acrerep.com **REID REINAGEL**

205.235.0440 reidr@acrerep.com ACRE REAL ESTATE PARTNERS, LLC

5646 STATE HIGHWAY 44 Guin, AL 35563





5646 STATE HIGHWAY 44







POPULATION	3 MILES	5 MILES	10 MILES
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

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
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