

# ALBANY PLAZA

801 Church Street, Decatur, AL 35601



## PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 801 Church Street, Decatur, AL. This prime commercial property offers versatile space ideal for office use. Boasting high visibility and easy access, the property's locale is perfect for attracting clientele. The spacious interior features amenities and customizable layout options to suit any business need. With ample parking and a dynamic streetside presence, this property presents a compelling opportunity for businesses looking to thrive. Don't miss the chance to make this coveted address the new home for your ventures.

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,691    | 11,627   | 23,813   |
| Total Population  | 4,343    | 29,512   | 59,097   |
| Average HH Income | \$47,210 | \$48,380 | \$52,954 |

## OFFERING SUMMARY

|                |                                   |
|----------------|-----------------------------------|
| Lease Rate:    | \$1,350 - 3,127.50 per month (MG) |
| Available SF:  | 1,200 - 2,780 SF                  |
| Lot Size:      | 1.88 Acres                        |
| Building Size: | 19,378 SF                         |

| SPACES    | LEASE RATE        | SPACE SIZE |
|-----------|-------------------|------------|
| Suite 6-7 | \$3,128 per month | 2,780 SF   |
| Suite 4   | \$1,350 per month | 1,200 SF   |

For More Information, Please Contact:

### GENE HAMILTON

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Commercial Agent

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### GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

256.355.0721

[www.gatewaycommercial.com](http://www.gatewaycommercial.com)

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 Offering is subject to change or be withdrawn without notice.

# RETAILER MAP

801 Church Street, Decatur, AL 35601



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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# PROPERTY PHOTOS

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# SUITE 4 PHOTOS

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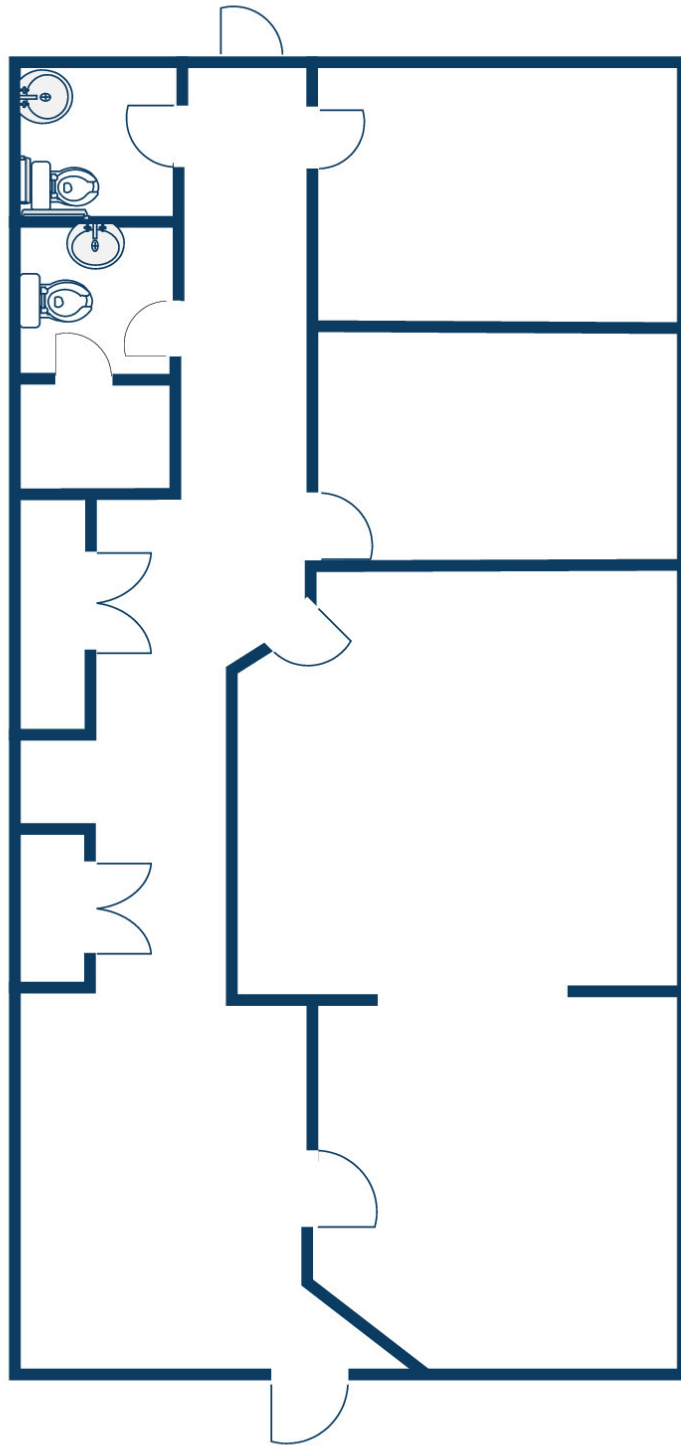
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# SUITE 4 FLOOR PLAN

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# SUITE 6-7 PHOTOS

801 Church Street, Decatur, AL 35601



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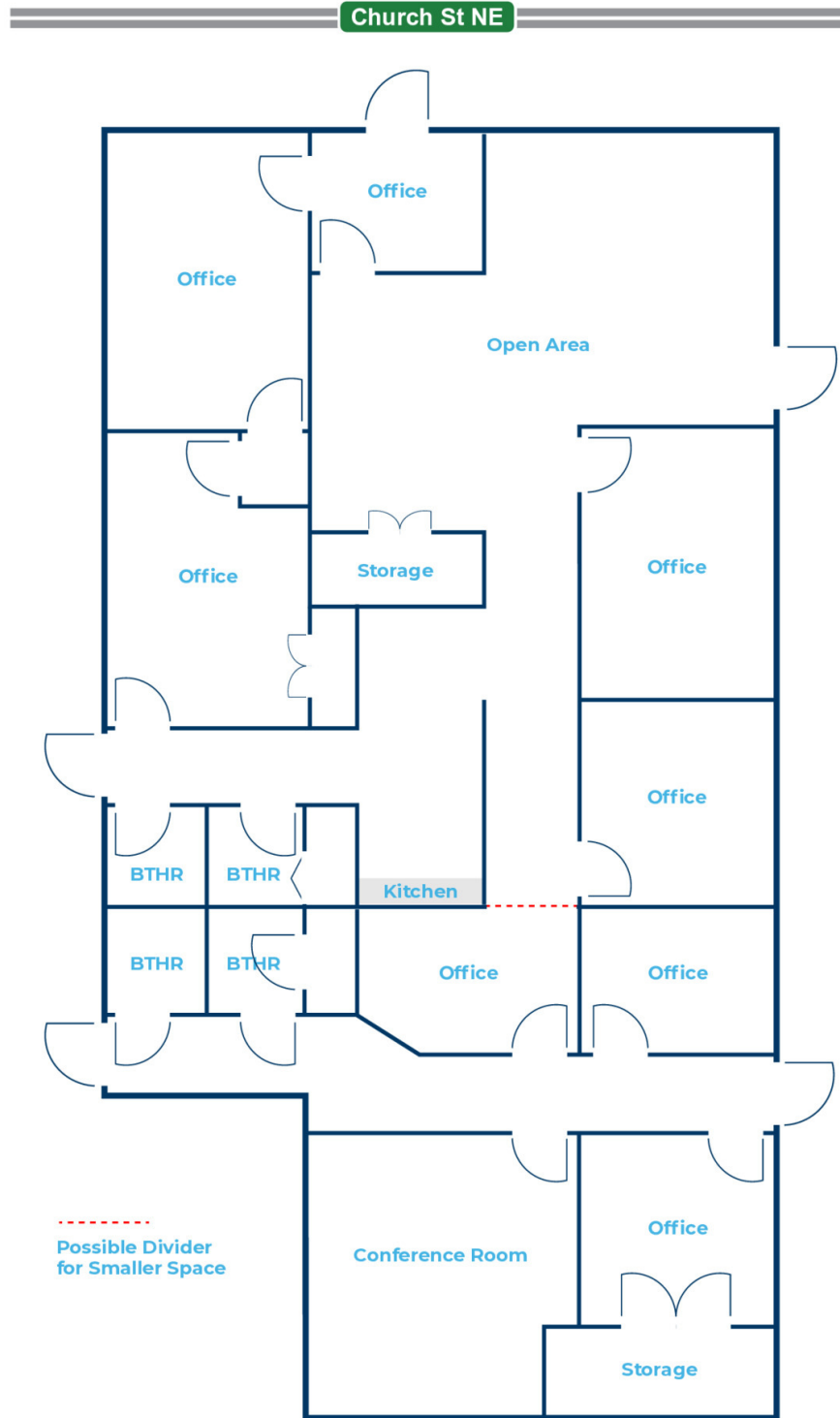
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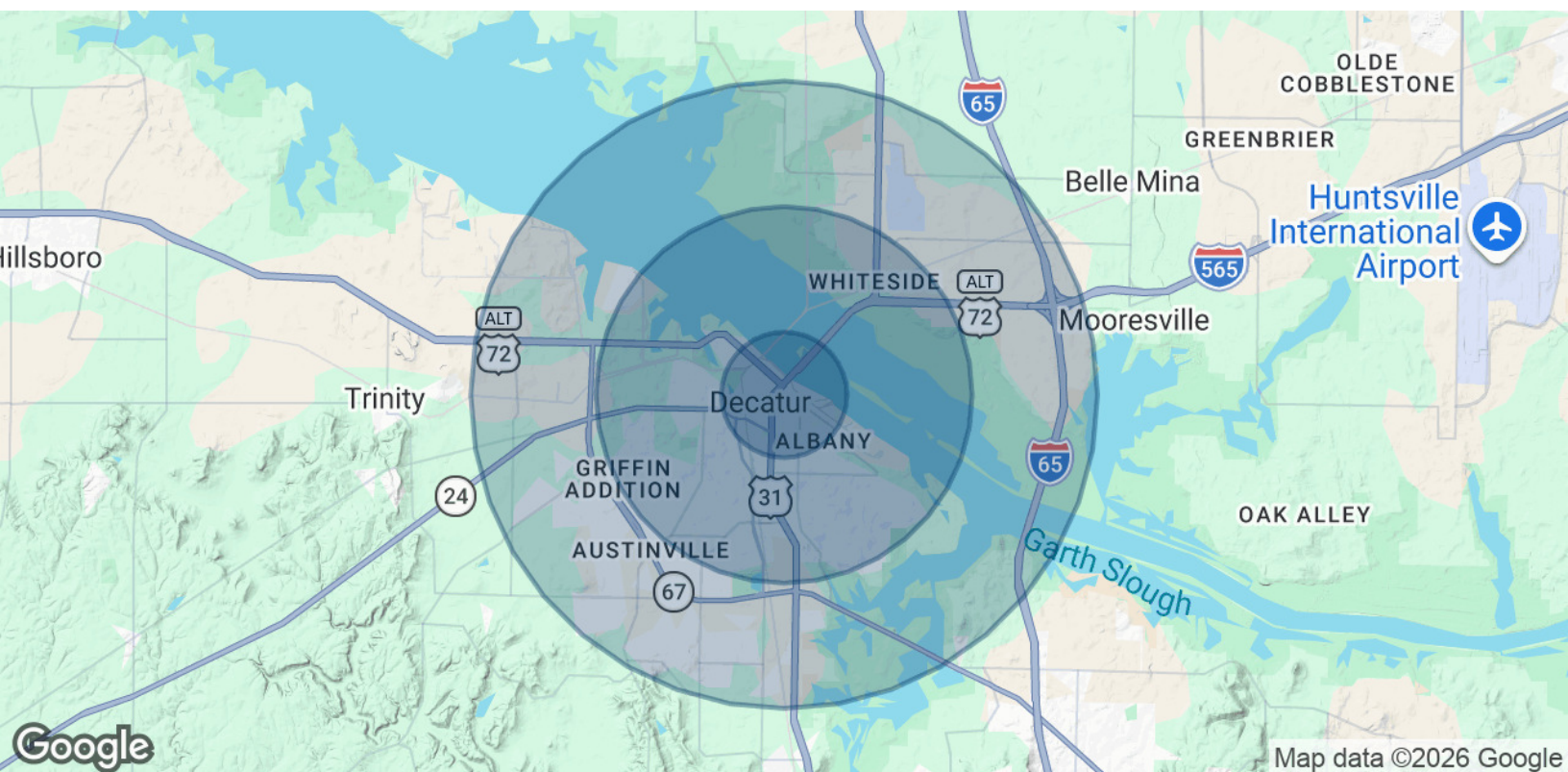
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# DEMOGRAPHICS

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,343  | 29,512  | 59,097  |
| Average Age          | 36.3   | 36.1    | 36.4    |
| Average Age (Male)   | 34.2   | 33.3    | 33.9    |
| Average Age (Female) | 37.4   | 37.5    | 38.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,691     | 11,627    | 23,813    |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$47,210  | \$48,380  | \$52,954  |
| Average House Value | \$102,494 | \$101,890 | \$125,918 |

2020 American Community Survey (ACS)

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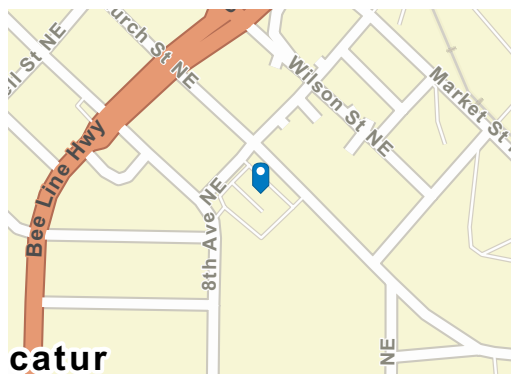
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# Traffic Count Map - Close Up

801 Church St NE, Decatur, Alabama, 35601

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

