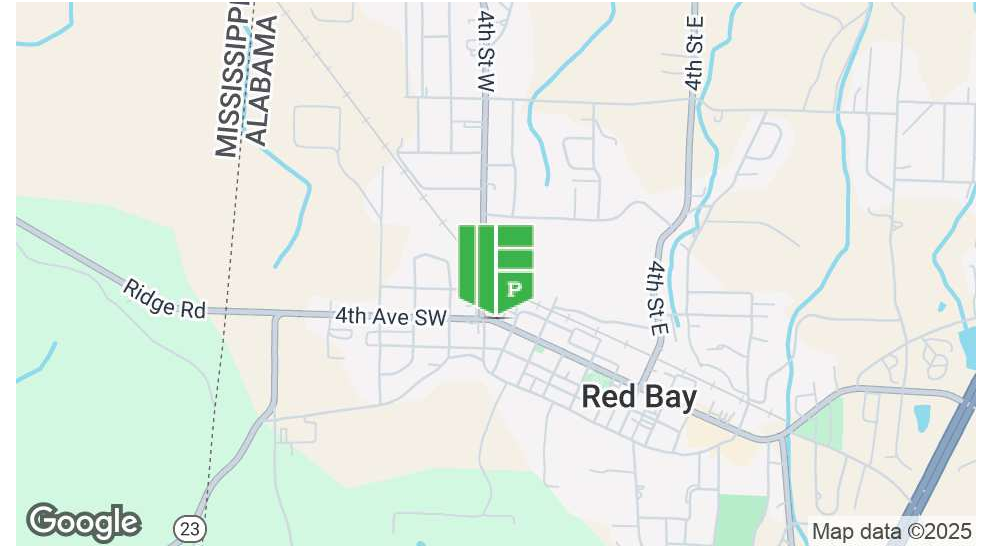


EXECUTIVE SUMMARY



**PROPERTY OVERVIEW**

Located at a prominent corner in the heart of Red Bay, Alabama, this highly functional commercial property offers outstanding visibility and accessibility. Currently operated as a drive-thru-only bank branch, the site features a well-maintained structure with an efficient layout ideal for financial institutions, pharmacies, quick-service restaurants, or any business requiring a vehicle-centric model. The building includes three drive-thru lanes and a dedicated fourth lane for an ATM, all under a covered canopy, making it a rare turn-key solution for high-volume customer interaction.

Sitting on a generous 0.95-acre lot, the property includes 22 off-street parking spaces and benefits from multiple access points along both 4th Avenue SW and 3rd Street SW. Its corner-lot positioning provides excellent visibility and strong signage potential, while the paved lot offers smooth traffic circulation for customers and employees. The existing structure is adaptable for a range of commercial uses, with a footprint that could easily be reconfigured to suit office, medical, or retail needs.

Red Bay is supported by a strong industrial base, anchored by major employers like Tiffin Motorhomes, a nationally recognized luxury RV manufacturer headquartered just minutes away. Other key businesses include Sunshine Mills, a leading pet food producer, and Gates Corporation, known for its advanced power transmission products. This economic foundation brings a reliable workforce and consistent demand for retail and service-based businesses, making this site a strong candidate for owner-users or investors seeking a high-utility asset in a stable regional market.



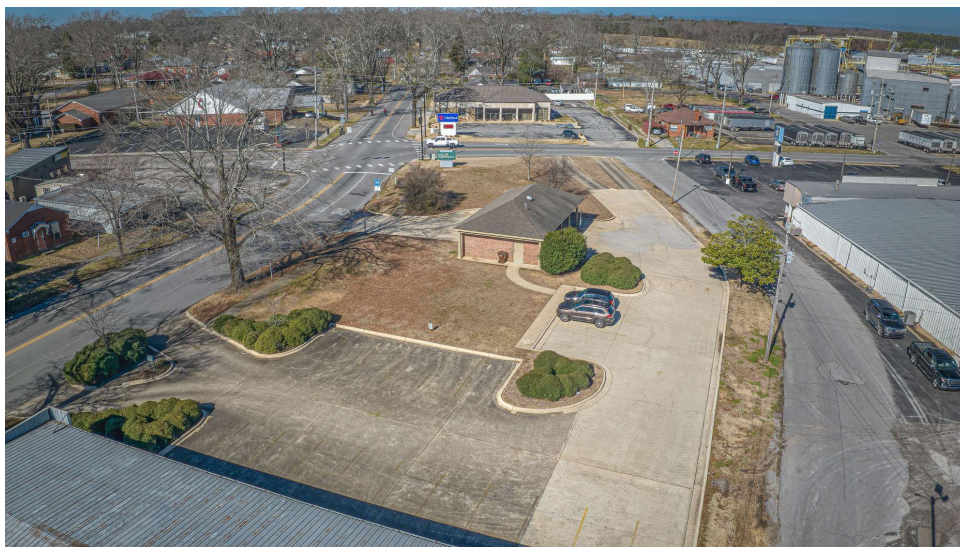
**PROPERTY DETAILS & HIGHLIGHTS**



- 3-lane drive-thru under canopy plus 1-lane ATM
- 22 off-street parking spaces
- Access points on multiple roads
- Corner lot with excellent visibility and signage potential
- Strong local employment base with national manufacturers nearby
- Adaptable layout suitable for banking, pharmacy, or service uses



**ADDITIONAL PHOTOS**





LOCATION MAP





**DEMOGRAPHICS MAP & REPORT**

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,856	3,825	5,828
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	45	45	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	766	1,587	2,394
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,562	\$60,122	\$63,356
Average House Value	\$118,391	\$122,831	\$137,613

*Demographics data derived from AlphaMap*

