



**PROPERTY DESCRIPTION**

+/- 3,086SF former daycare building a vacant lot that is +/- .47AC directly across the street. Excellent opportunity for another child care provider to backfill this building. Located in a quiet residential area just north of 431 with plenty of room for play yard space.

\*Please see Zoning note below\*

**PROPERTY HIGHLIGHTS**

- 3,086 SF daycare building
- Vacant level lot directly across the street
- Located just north of 431 in Gadsden
- Surrounded by Residential Homes
- Zoning Variance has expired and will need to be re-established for commercial use.

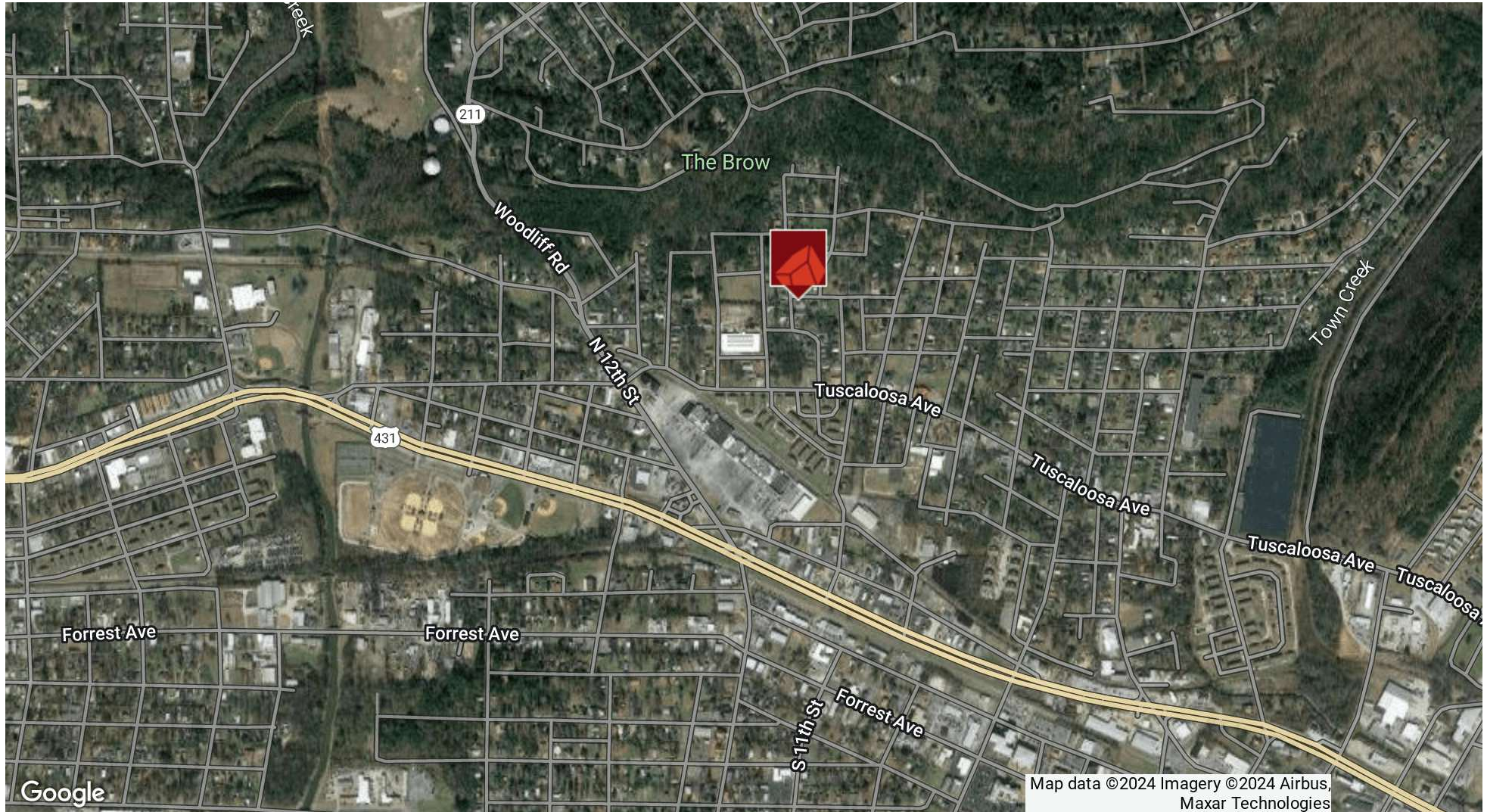
**OFFERING SUMMARY**

Sale Price:	\$225,000
Building Size:	3,086 SF

DEMOGRAPHICS	1 MILE	1.5 MILES	2 MILES
Total Households	1,969	4,158	6,256
Total Population	4,784	10,045	14,930
Average HH Income	\$36,383	\$41,712	\$45,126

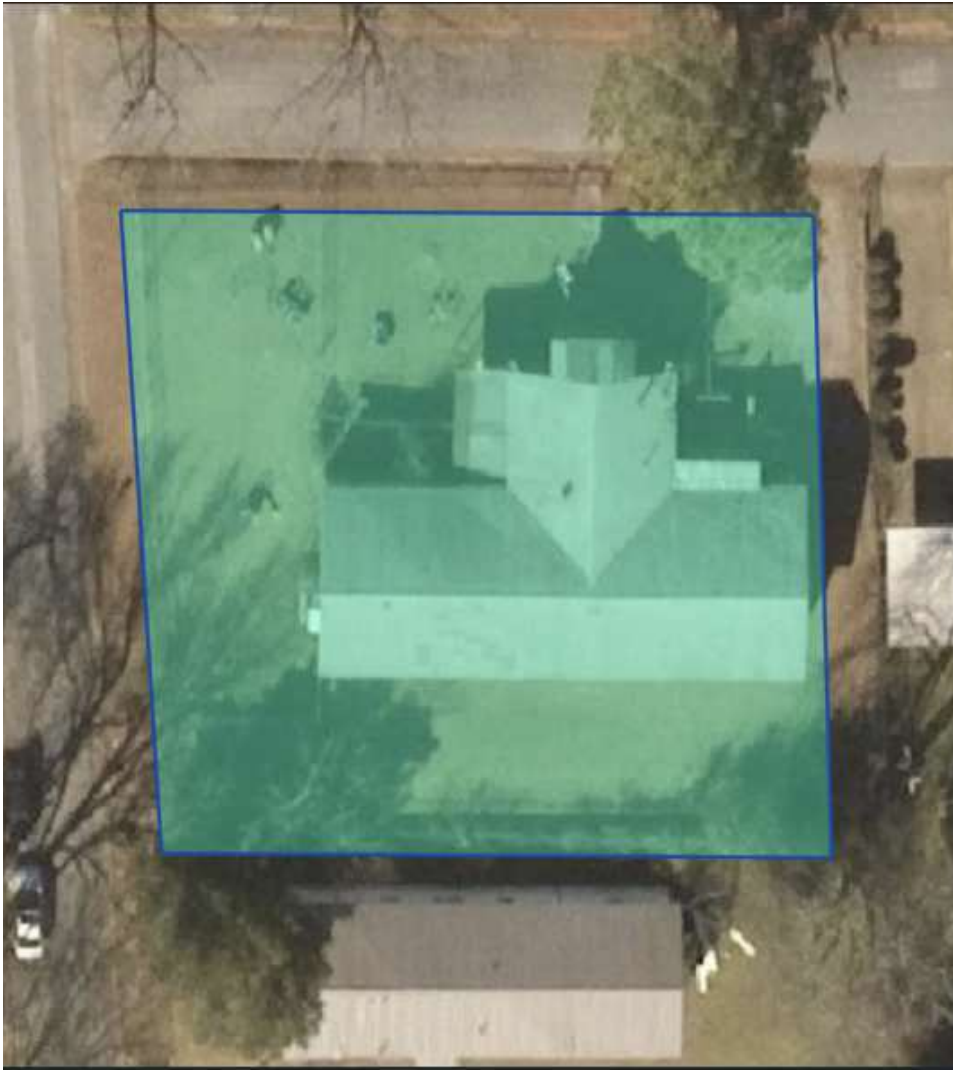
**RACHEL ROMANO**  
205.218.0003  
rromano@redrockrg.com

**TRISH RUSHING, CCIM**  
205.930.1785  
trushing@redrockrg.com



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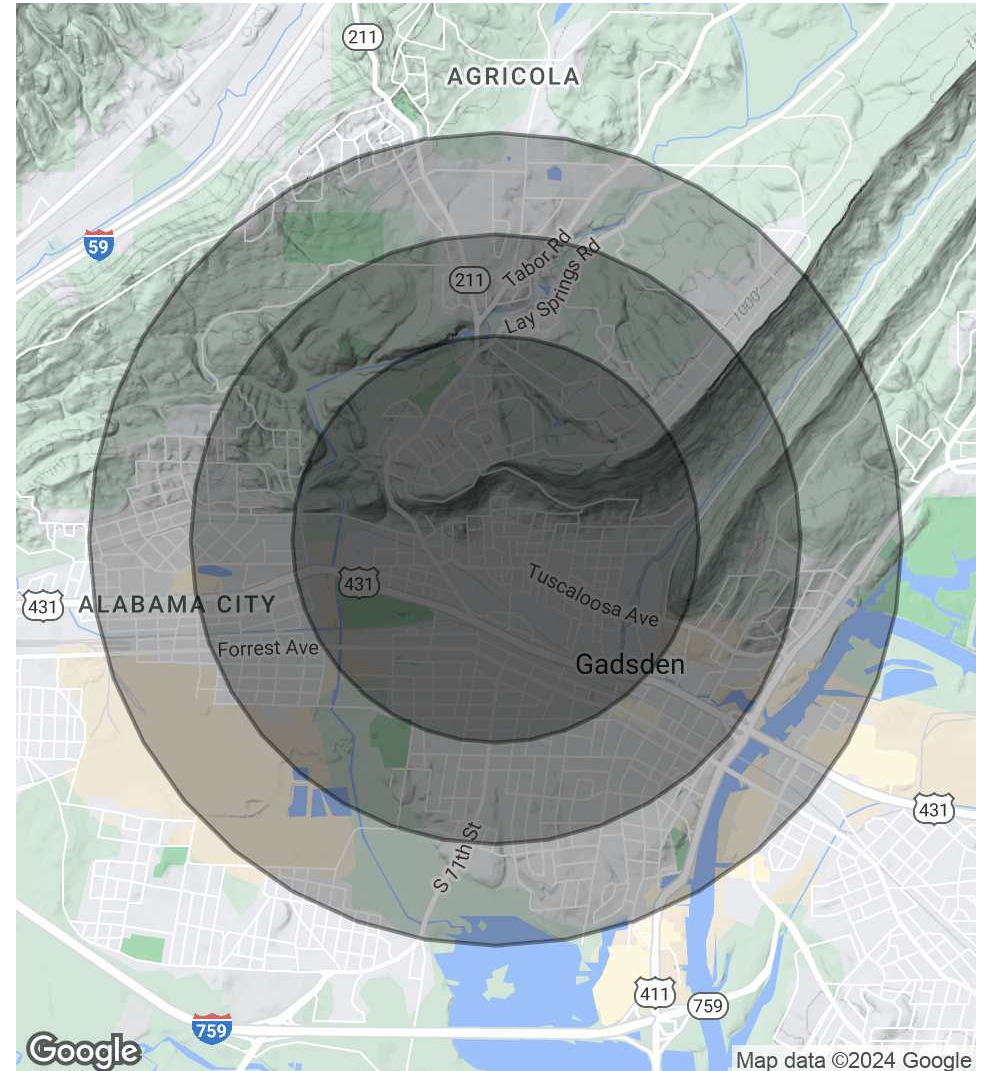
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<b>POPULATION</b>	<b>1 MILE</b>	<b>1.5 MILES</b>	<b>2 MILES</b>
Total Population	4,784	10,045	14,930
Average Age	40	40	41
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>1.5 MILES</b>	<b>2 MILES</b>
Total Households	1,969	4,158	6,256
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$36,383	\$41,712	\$45,126
Average House Value	\$120,678	\$120,486	\$123,774

Demographics data derived from AlphaMap



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