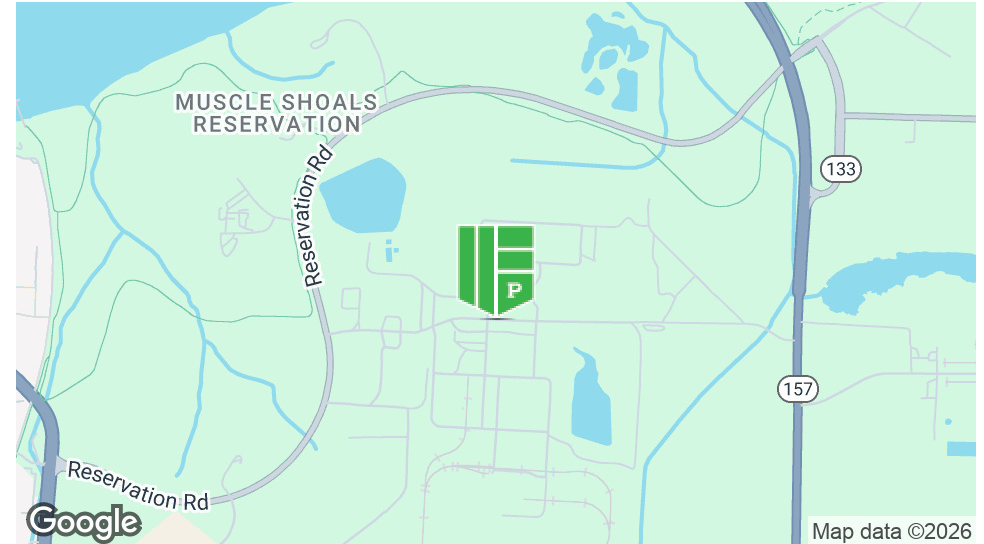


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$3,750.00 SF/yr (NNN)
Building Size:	6,000 SF

PROPERTY OVERVIEW

Located on the former TVA Reservation, this 6,000 ± SF office building offers a flexible and functional layout ideal for a range of professional uses. The brick construction and abundant windows provide a bright, welcoming environment with plenty of natural light throughout. The interior features a versatile floor plan, including larger open areas well-suited for collaborative workspaces, along with the flexibility to configure private offices or meeting rooms as needed. Outside, a paved parking lot ensures ample on-site parking for employees and visitors. Set in a quiet, professional area with easy access to major routes through Muscle Shoals, this property is a great fit for businesses seeking a well-built, adaptable space in a historically significant location.

ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	46	67,105	104,840
Average Age	42	41	42
Average Age (Male)	40	39	40
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	21	29,007	44,946
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$76,582	\$67,154	\$75,088
Average House Value	\$196,968	\$209,881	\$233,624

Demographics data derived from AlphaMap

