

Time Square at Locust Street
Office/Retail Building
401 & 415 Locust Street | Gadsden, AL 35901

For Lease
\$12.00 SF/Yr

42,842^{+/-} Sq Ft



Location



Property Highlights

- Flexible floor plans from 100 SF to 36,000 SF
- Offering office, retail and some warehouse
- Parking on site in rear of building
- Lease Rate \$12 SF/yr Full Service
- Prime downtown location
- Walking distance to restaurants and retail

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P.O. Box 18153, Huntsville, AL 35804
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Site Plan



Building Description

Welcome to Time Square at Locust Street, located at 401 Locust Street, Gadsden, Alabama – a multi-tenant office, retail and warehousing building that combines prime location with versatile space solutions from 100 SF to 36,000 SF.. The building is designed to accommodate multiple tenants and offers convenient solutions for small and large businesses, with a range of office, retail and warehouse spaces that can be customized to meet specific business needs. This flexibility makes it an attractive option for a diverse array of enterprises needing flexible leasing options. Offering single offices to multiple offices and use of common space.

Time Square at Locust Street is nestled in the Gadsden Downtown Historic District and is zoned B4 (Design Review District), with an easy walk to restaurants and local retail. Rich in history, the building was built circa 1940 and previously was the home to The Gadsden Times.

Location Description

Located in prime location in Downtown Gadsden. Less than a mile from W. Michigan Blvd and US Highway 278. 2.5 miles from Gadsden Regional Medical Center and 2 Miles from Gadsden Mall.



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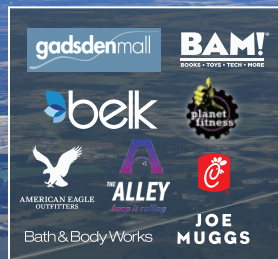
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Area Amenities



401 LOCUST STREET



More Information



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

Area Demographics

	Total Households	Total Population	Average HH Income
1 Miles	1,743	4,015	\$38,650
3 Miles	11,576	27,863	\$39,066
5 Mile	21,676	51,220	\$43,732

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Floor Plan

For Lease: Entire Space:

42,842^{+/-} Sq Ft

Included Event Space:

6,842^{+/-} Sq Ft

415 Locust Street



Main Entrance

Event Space Information

Unique open space with exposed brick walls, high ceilings. Excellent event space that could host an array of activities. Drive-in doors and separate entrance.

Listing Type	Direct
Min Contiguous SF	6,842 SF
Drive-in-Doors	1
Lease Type	Full Service
Days on Market	0 days
Space Subtype	Warehouse
Space Available	6/7/24
Rate (Per SF)	\$12/SF/YR
Lease Term	Flexible



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