

BUILDING SIZE: +/- 4,330 SF <u>DETAILS</u>

- 2.30-acres of land
- Site shares a traffic signal with Whataburger & Holiday Inn Express
- Built in 2012
 - Zoned B2; Commercial (Retail)
 - 86 parking spaces



RESTAURANT BUILDING

1600 Main Street Fultondale, Alabama 35068 <u>CONTACT</u>: Spencer Akin (205) 937-5358 spencer@cgpre.com



CAPITAL GROWTH



Major Retail Aerial Fultondale, AL

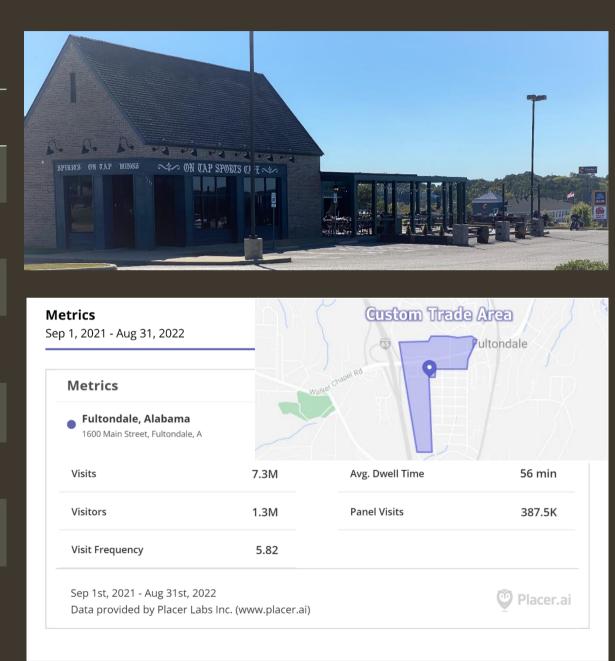




PROPERTY SUMMARY

Building Size: 4,330 SF

Lease Rate:	CALL FOR PRICING
Year Built:	2012
Lot Size:	2.30-acres
Parking Spaces:	86
Zoning:	B2; Commercial (Retail)
Tenancy:	Single/Freestanding
Parcel Numbers:	14-00-25-4-011-024.000
Traffic Count:	2021 AADT is 21,319 on Walker Chapel Road



SITE PLAN

1600 Main Street Fultondale, AL 35068

- +/- 4,330 SF restaurant building
- 2.30-acres of land (3 parcels)
 - Lot 1 | 1.5-acres (On Tap)
 - Lot 2 | 0.4-acres (excess land)
 - Lot 3 | 0.4-acres (excess land)
- Property shares a full access traffic signal with Whataburger & Holiday Inn Express. Old Walker Chapel Road behind site takes you to traffic light at ALDI as well as the Target (Fultondale Promenade) traffic signal
- 86 parking spaces

