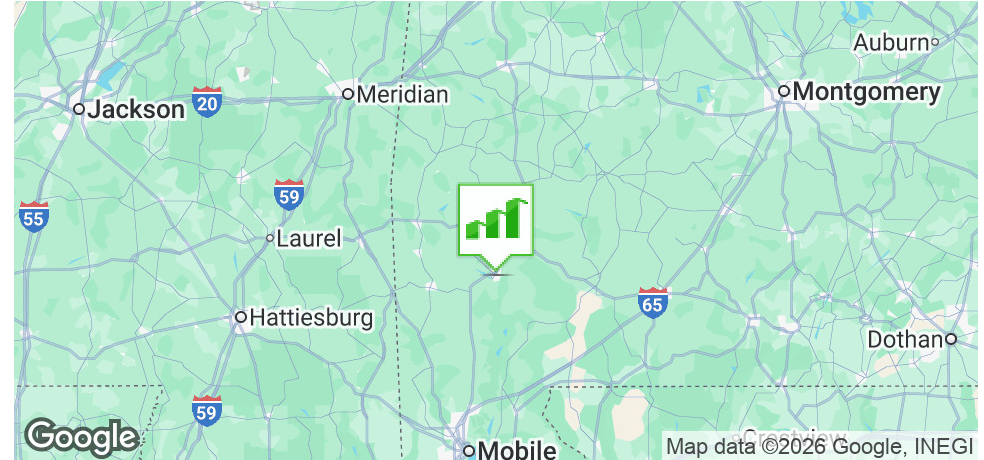


# 1506 COLLEGE AVENUE

JACKSON, AL 36545

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$415,000
Cap Rate:	9.08%
NOI:	\$37,686
Lot Size:	± 0.29 Acres
Year Built:	1974
Building Size:	± 4,070
Zoning:	Commercial
Price / SF:	\$101.97

### PROPERTY HIGHLIGHTS

- Current tenants include a State of Alabama Government organization that has occupied the space for more than 20 years.
- ±4,090 SF professional office building featuring private parking in both the front and rear, offering convenient access for employees and clients
- Attractive 9% Cap Rate, delivering strong cash flow and yield for investors
- Centralized location on College Avenue, surrounded by national retailers, restaurants, and hotels - high visibility
- Less than one mile from Coastal Alabama Community College – Jackson Campus
- Approximately 67 miles to Mobile and 148 miles to Montgomery, offering access to two major Alabama markets

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	633	1,592	2,682
Total Population	1,281	3,327	5,634
Average HH Income	\$48,929	\$49,078	\$48,547

#### JON MASTERS, CCIM

334.387.2724  
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Aerial



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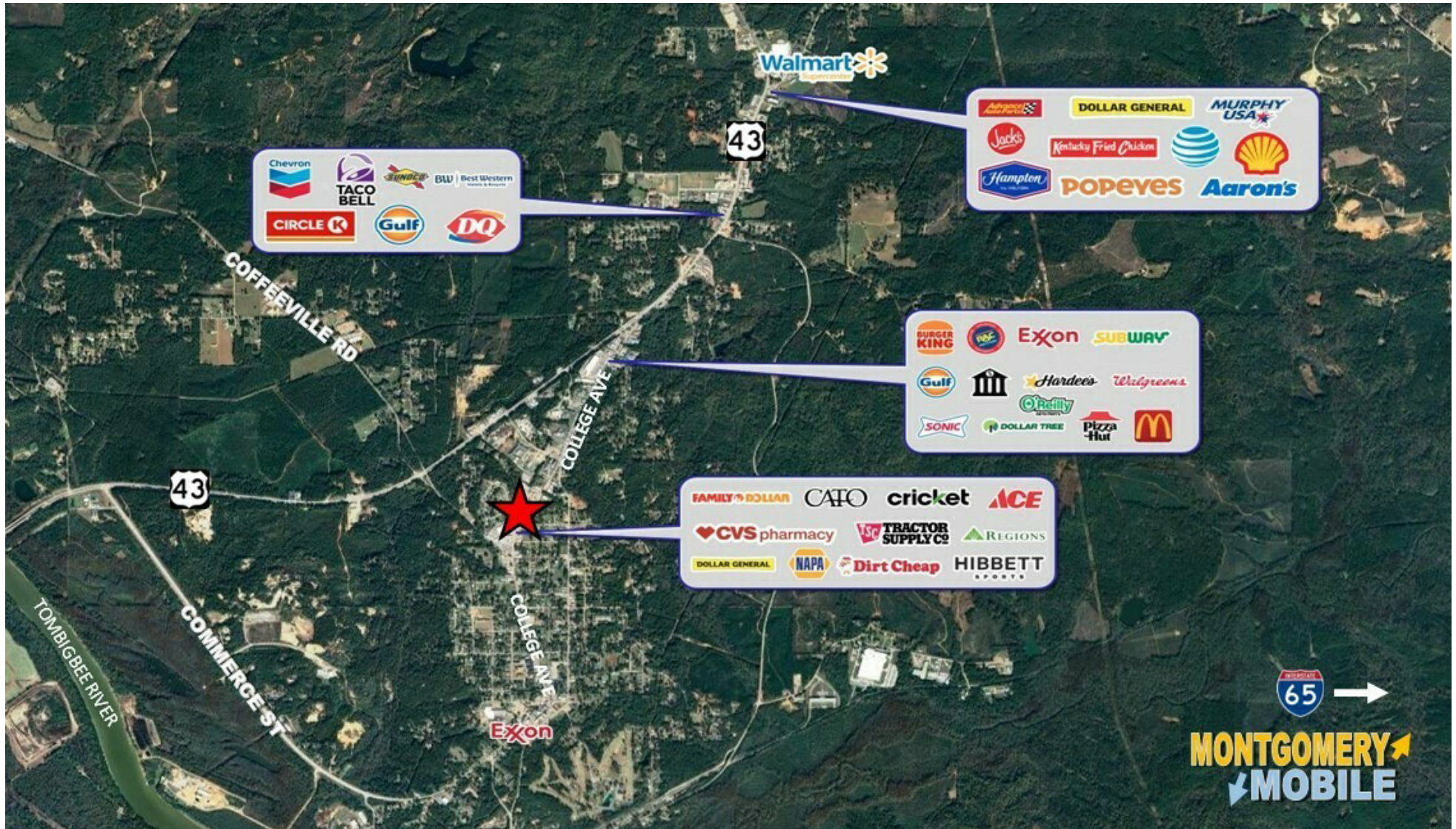
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## Retail Map



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