

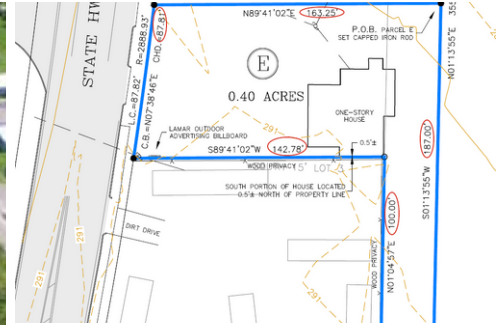
0.40 Acres: Gateway to Downtown, I-65 & Fl...

612 N main street, Atmore, AL, 36502

Land For Sale

Prepared on August 29, 2025

1 of 1 Listings



Listing Details | Land For Sale

Secondary Uses	Retail, Office
Total Available Space	0.4 Acres
Asking Price	\$89,900
Listing Price Per SF	-
List Price Per Acre	\$224,750
Cap Rate (Actual)	-
Total Income	\$125.00
Terms	Cash, Conventional, Sba
Possession	At Closing
Signage	None
Show Instructions	See notes

Other Income	\$125.00
Available Date	Now
Days On Market	4 days
Date Listed	8/25/2025
Last Modified	8/29/2025
Listing ID	43222400
Parking Spaces	-
Electric Service	Yes, Available
Water	Yes, West Escambia Utilities
Sanitary Sewer	Yes, City, Available. Tap fee due.

Description

Atmore, AL – 0.40 +/- Acres with 88 ft of Prime Road Frontage on Hwy 21 / N Main St & ANNUAL INCOME – The Gateway to Downtown, I-65 & Florida! Grab your chance to settle into a vibrant growth corridor!

This parcel features 88 ft of paved frontage on Hwy 21/N Main Street, giving your venture maximum exposure to nearly 14,000 vehicles daily. PLUS, enjoy billboard income of \$125/year. Just 500 ft from the new AutoZone, it's centrally located among established businesses, a shopping center, and residential neighborhoods—ideal for retail, dining, multi-family, or service concepts. The freshly remodeled Walmart Supercenter and Waves Carwash add to the steady traffic. Zoned B-2, it's ready for a wide range of uses—contact the city for details. Mostly level with a mix of cleared and lightly wooded areas, it includes an existing home with a metal roof, currently on a septic system, though city sewer is available with connection required.

Your business will join a town dedicated to revitalization—Atmore is a designated Main Street Alabama Community, with growing investment and civic pride fueling its future.

Beyond the parcel:

Within 5+ miles: Wind Creek Hotel & Casino, RV Park, Spa; Little River State Forest; Magnolia Branch Wildlife Reserve.

Property Information Sheet

Note: This is just for informational purposes only and is subject to change. Seller and seller's agent make no guarantees regarding the accuracy of this information. It is up to the buyer and/or buyer's agent to verify information. Buyer and/or buyer's agent may be responsible for any required fees.

Property / GPS Address: 612 S. Main St., Atmore, AL 36502

Parcel Number: 30 26 04 20 3 001 017.001

Electric Provider: Alabama Power Phone: 800-613-9333

Water Provider: West Escambia Utilities Phone: 251-368-2207

Septic or Sewer: Septic (sewer is available, connection required)

Garbage Services: Y / N Provider: _____

Phone: _____ Day of Pick Up: _____

Trash Services: Y / N Provider: _____

Phone: _____ Day of Pick Up: _____

Internet/Cable: _____ Phone: _____

Gas Provider: West Escambia Utilities Phone: _____

Age of Roof: _____ Age of HVAC: _____

Age of Water Heater: _____

Survey: Y / N Company: _____ Phone: _____

Taxes: \$ _____

HOA Fees: \$N/A Annual Monthly Mandatory Voluntary

Contact: _____

Always call if you have any questions!

251-368-1063

Ask for your Realtor!

The logo for phd REALTY, LLC features the lowercase letters 'phd' in a large, red, cursive script font. Below this, the words 'REALTY, LLC.' are written in a smaller, black, sans-serif font.



WHAT TO KNOW ABOUT THE HUBZone PROGRAM

The HUBZone program fuels the growth of small businesses in historically underutilized business zones (HUBZones) by providing certification for preferential access to federal contracts. The federal government has a goal to award at least 3 percent of all federal contracting dollars to HUBZone-certified small businesses each year.

HUBZone certification qualifies you to:

- Bid on contracts reserved for HUBZone businesses.
- Receive 10 percent price evaluation preference in full and open competition procurements.

HUBZone Program Qualifications

A HUBZone firm must:

- Be a small business according to SBA size standards.
- Be at least 51 percent owned by U.S. citizens OR be a business owned by:
 - Indian Tribal Government
 - Alaska Native Corporation
 - Community Development Corporation
 - Native Hawaiian Organization
 - Small Agricultural Cooperative
- Have a principal office located in a HUBZone.
- Have at least 35 percent of its employees living in a HUBZone.

Full qualification criteria can be found in [Title 13 Part 126 Subpart B](#) of the Code of Federal Regulations (CFR).

View location eligibility:

maps.certify.sba.gov/hubzone/map

HUBZone Certification

1. Review program criteria and application instructions at sba.gov/hubzone.
2. Make sure you have a [SAM.gov](https://sam.gov) account.
3. Register for an [SBA Connect](https://connect.sba.gov) account at connect.sba.gov and request access to the HUBZone portal. View the [instructional video](#).
4. Apply for HUBZone certification in the HUBZone portal.
5. Check your email for time-sensitive instructions to electronically verify your application within 2 business days.
6. Submit **all** requested supporting documentation within 3 business days; your submission cannot be assigned for eligibility review until all required documents are submitted.

Getting the Most Out of the HUBZone Certification

Market Your Business to Federal Buyers

- Become familiar with government contracting requirements and procedures.
- Identify and reach out to federal buyers in your niche market.

Take Advantage of SBA's Resources

- Receive coaching and training about business plans, marketing, government contracting, and financing through SBA's website and network of partners.
- Gain access to further contracting opportunities by combining the HUBZone certification with other certifications for which you qualify, such as 8(a), WOSB, and VOSB.

Utilize the SBA Mentor-Protégé Program

- Enhance capabilities through mentor support.
- Form a joint venture which allows you to compete for contracts as a certified HUBZone enterprise.

Learn about recent improvements to the HUBZone program and read our detailed FAQ at sba.gov/hubzone.



U.S. Small Business
Administration

ARTICLE V. - DISTRICTS, BOUNDARIES AND GENERAL REQUIREMENTS

5.1. - Establishment of districts.

In order to regulate and restrict the height, number of stories and size of buildings or structures, the percentage of lots that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures, and land use. The City of Atmore shall establish zoning use districts based on the following use classifications or variations thereof:

- 5.11 *R-1, Low Density Residential District.* This district is provided to afford the opportunity for the choice of a low density residential environment consisting of single-family homes on large lots.
- 5.12 *R-2, Medium Density Residential District.* The purpose of this district is to provide for medium density residential developments in single-family and duplex structures on medium sized lots.
- 5.13 *R-3, High Density Residential District.* The intent of this district is to provide the opportunity for high density, single-family, duplex and multi family residential development, including mobile homes meeting lot size requirements.
- 5.14 *B-1 Local Business District.* This district is intended to provide for limited retail convenience goods and personal service establishments in residential neighborhoods and to encourage the concentration of these uses in one location for each residential neighborhood rather than in scattered sites occupied by individual shops throughout a neighborhood.
- 5.15 *B-2 General Business District.* This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.
- 5.16 *M-1 Light Industrial District.* The purpose of this Light Industrial District is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic. Locations should be in accordance with the City's Comprehensive Plan.
- 5.17 *M-2 General Industrial District.* The purpose of this General Industrial District is to provide a suitable environment for manufacturing activities. These districts are located for convenient access from existing and future arterial thoroughfares, highways and railway lines, and are in many instances separated from residential areas by business or light industrial areas or by natural barriers; where they are adjacent to residential areas, some type of artificial

separation may be required. The district regulations are designed to permit the development of the district for almost any industrial uses, subject to the minimum regulations necessary for the mutual protection of the uses.

5.18 *DBD Downtown Business District.* The purpose of this district is to establish uses compatible with a vibrant commercial and retail center and a downtown area suitable for restaurants and family friendly entertainment. Uses which are not compatible with this purpose are restricted to other areas of the city.

(Ord. No. 02-2006, 4-24-2006; Ord. No. 05-2007, § 2, 10-22-2007; Ord. No. 02-2014, § 1, 4-21-2014)

5.2. - Rules for determining boundaries.

The boundaries of the districts are shown on the map adopted for the City. Where uncertainty exists with respect to the boundaries of any of the districts as shown on the Officially Adopted Zoning Map, the following rules shall apply:

- 5.21 Unless otherwise indicated, the district boundaries are indicated as approximately following property lines, land lot lines, centerlines of streets, highways, alleys, shorelines of streams, reservoirs, or other bodies of water, or civil boundaries, and they shall be construed to follow such lines.
- 5.22 Where district boundaries are approximately parallel to the centerlines of streets, highways, or railroads, streams, reservoirs, or other bodies of water, or said lines extended, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
- 5.23 Where a public road, street or alley or other public property is officially vacated or abandoned, the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street or alley.
- 5.24 In case the exact location of a boundary cannot be determined by the foregoing methods, the Zoning Administrator shall interpret the map and render a decision. Any such decision may be appealed to the Board of Adjustment.

5.3. - General requirements.

Except as hereinafter provided, the following shall generally apply:

- 5.31 *Use.* No building, structure or land shall hereafter be used or occupied and no building or part thereof shall be erected, constructed, moved, or altered except in conformity with the regulations herein specified for the district in which it is or is to be located.

5.32

Building Heights. No building shall hereafter be erected, constructed or altered so as to exceed the height limit specified in the regulations herein except as otherwise provided in the Ordinance.

- 5.321 Height Exceptions. The height limits for the various districts shall not apply to church spires, belfries, cupolas, penthouses, or domes not used for human habitation, nor to chimneys, ventilators, skylights, water tanks, parapet walls, cornices, radio and television transmitting and receiving antennas, or necessary mechanical appurtenances usually carried above the roof level, provided that such features are limited to that height necessary for their proper functioning.
- 5.322 Building height shall be measured from finished grade except where base flood elevations apply, in which case two (2) stories shall be allowed above the minimum required ground floor elevation, except as provided for elsewhere in this Ordinance.
- 5.33 *Lots.* No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in size so that lot width or depth, front, side or rear yard, inner or outer courts, lot area per family or other requirements of this Ordinance are not maintained. This section shall not apply when a portion of a lot is acquired for public use.
- 5.34 *Yards.* No part of a yard or other open space required for any building for the purpose of complying with the provisions of this Ordinance shall be included as part of a yard or other open space similarly required for another building. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than two (2) feet beyond the yard area requirements.
- 5.35 *Multifamily.* Site plans for all multifamily dwellings intended for occupancy by three or more families shall be submitted to the Planning Commission for approval and at the least shall contain an accurate plot plan drawn to scale showing the actual shape and dimensions of the lot to be built upon, the exact sizes and locations on the lot of the buildings and accessory buildings then existing and the lines, within which the proposed buildings and structures shall be erected or altered, the existing and intended use of each building or part of building, the number of families or housekeeping units the building(s) is/are designed to accommodate, the topography, the proposed drainage system, the zone or intended zone for the use proposed, and the names of streets adjoining said property.
- 5.36 *One Principal Building on Lot.* Every residential building, including hotels, motels, condominiums, single-family and multifamily dwellings, and duplexes hereafter erected or moved shall be located on a lot, and in no case shall there be more than one (1) principal residential building on a lot except as follows:

5.361

In any district where multifamily structures, motels, or hotels are permitted, two or more such residential structures may be permitted on a lot provided that no building shall be located closer to another building on the same lot than a distance equal to half the sum of the heights of both buildings. In Flood Hazard areas identified on the National Flood Insurance Rate Maps, the height of a building shall be measured from the floor level of the first habitable story for purposes of this section. In addition, the front or rear of any building may be no closer to the front or rear of any other building than forty (40) feet. The side of any building shall be no closer to the side, front or rear of any other building than thirty (30) feet.

5.37 *Residential Uses in Business District.* Residential uses established in any Business District must comply with the minimum requirements for the high density.

5.4. - Nonconformance.

It is the intent of this Ordinance to administer the elimination of nonconforming uses, buildings, and structures so as to avoid any unreasonable invasion of established private property rights. Any structure or use of land existing at the time of the enactment of this Ordinance and amendments thereto, not in conformity with its use regulations and provisions, may be continued subject to the following provisions:

5.41 *Unsafe Structures.* Any structure or portion thereof declared unsafe by any authority may be restored to a safe condition.

5.42 *Alterations.* Any change in a nonconforming building site or yard area is subject to the following:

5.421 Any improvements, alterations, repairs or installation of new fixtures or equipment for an existing nonconforming structure may be accomplished by the owner of the structure upon obtaining the proper permits from the Building Official, provided that such improvements will bring into conformity, if possible, or that it will at least not increase, unnecessarily, the nonconformity and will in all other respects, meet the requirements of the district in which it is located.

5.422 Should a nonconforming building be moved, all nonconforming yard areas shall be eliminated.

5.423 A nonconforming use of land shall be restricted to the lot occupied by such use as of the effective date of this Ordinance. A nonconforming use of a building or buildings shall not be extended to include either additional buildings or land after the effective date of this Ordinance.

5.424 If a nonconforming business, house, manufactured home, mobile home, building, structure or other improvement is moved from its site or is damaged or destroyed by fire, storm or other disaster to an extent of 50% or greater than its estimated fair market value, then either event shall be deemed a cause for elimination of the nonconformity and the nonconformity shall be forever removed and eliminated. If a nonconforming business,

[Contact the local zoning department for all zoning inquiries.](#)

house, manufactured home, mobile home, building, structure or other improvement is damaged or destroyed by fire, storm or other disaster to an extent of less than 50% of its estimated fair market value, such may be improved, repaired, rebuilt or replaced on the same lot for the same or a similar use as often as may be necessary; provided that such improvement, repairing, rebuilding or replacement will bring it into conformity, if possible, or that it will at least not increase, unnecessarily, the nonconformity, and such improvements, repairs, rebuilds or replacements are completed within four (4) months of the event causing such damage or destruction.

- 5.43 *Change in Use.* A nonconforming use which is changed to a conforming use shall not be permitted to revert to the original or a less restrictive use.
- 5.44 *Discontinuance.* A nonconforming use which became such upon the adoption of this Ordinance and which has been discontinued for a continuous period of four months shall not be re-established and any future use shall be in conformity with the provisions of this Ordinance.
- 5.45 *Adjacent Land.* The presence of a nonconforming use in a zoning district shall not be allowable as legal grounds for the granting of variances or zoning amendments for other surrounding properties by the Board of Adjustment or the City Council.
- 5.46 *Access to Public Streets.* Access to public streets shall be maintained in accordance with the following requirements:
- 5.461 Each principal use shall be placed on a lot or parcel which provides frontage on a public or private street having a right-of-way of not less than fifty (50) feet.
- 5.462 Any additional dwelling shall have access to a public street by means of a passageway open to the sky at least 15 feet in width.
- 5.47 *Lots of Record.* Where the owner of a lot of record or his successor to the title thereto does not own sufficient land to enable him to conform to the dimensional requirements of this Ordinance, the following exceptions may be allowed:
- 5.471 Where a lot, tract or parcel of land has an area or width that does not conform to the requirements of the district in which it is located, said lot may be used for a single-family dwelling in any Residential District, provided the lot to be so used has a minimum area of 4,000 square feet and a minimum lot width at the building line of 40 feet, provided it is located on a public sewer. In Business/Commercial and Industrial Districts, such lot may be used for any use permitted in the district in which it is located.
- 5.472

When two or more adjoining and vacant lots with continuous frontage are in a single ownership at the time of application and such lots have a frontage or lot area less than is required by the use district in which they are located, such lots may be platted or reparcelled so as to create one or more lots which conform to the minimum frontage and area requirements of the use district.

5.473 Buildings or structures located on substandard lots of record may be improved provided that such improvement is not detrimental to the area, does not increase the nonconformance, or is required by other laws or ordinances of the City.

5.48 *Yard Requirements.* Yard requirements shall be modified subject to the following conditions:

5.481 On double frontage lots, the required front yard shall be provided on each street.

5.482 Whenever a rear property line of a lot abuts upon an alley, one-half (½) of the alley width shall be considered as a portion of the required rear yard.

5.483 An unroofed porch shall not project into a required front yard for a distance exceeding five (5) feet.

5.484 On substandard lots of record, the front, side and rear setbacks may be less than required in this Ordinance; provided that no front setback shall be less than the average setback of the existing developed lots on the same block and on the same side of the street; no side setback shall be reduced to less than five (5) feet; and no rear setback shall be reduced to less than fifteen (15) feet. The amount of reduction up to these limits shall be determined by the Zoning Administrator in consideration of the lot size and the size of the proposed structure.

5.485 The setback requirements for side yards and/or front yards on corner lots shall not apply to any lot where the average setback on residentially developed lots located, wholly or in part, 100 feet on each side of such lot and within the same block and zoning district and fronting on the same streets as such lot, is less than the minimum required setback. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the existing setbacks on the existing developed lots.

(Ord. No. 11-2011, § 5.424, 2011)

5.5. - Screening, lighting and space.

5.51 In any Commercial District, any operation not conducted within a building, such as drive-in businesses, outdoor recreation, outdoor storage of materials, and outdoor servicing activities, shall be enclosed by a wall or fence of solid appearance or tight evergreen hedge not less than six (6) feet in height where necessary to conceal such areas or facilities from a residential district adjoining or facing across a street in the rear or on the side of the principal building or use.

5.52

In any district where reference is made requiring adequate screening of a specified operation, such screening shall be a wall or fence of solid appearance or tight evergreen hedge not less than six (6) feet in height.

- 5.53 Outdoor lighting of all types shall be directed so as to reflect away from all adjacent properties and shall be so situated as not to reflect directly into any public right-of-way.
- 5.54 All screening, lighting, space, etc., shall be in good condition and appearance. The Building Inspector may cause to be removed, replaced, repaired or corrected at the owner's expense, any screening, lighting and space improperly maintained.

5.6. - Surface drainage.

Owners, particularly developers of the larger paved areas such as those in connection with apartment complexes, shopping centers, etc., shall be responsible for increased runoff resulting from these developments which cause flood damage to neighboring property. The Building Inspector shall, in consultation with the City Engineer, determine that reasonable provisions for properly handling surface drainage in accordance with Article X and the City's "Specification for Roadway and Drainage Facilities" have been made in the applicant's design, and report these findings for the Planning Commission's consideration in acting on building applications. If such provisions are not made in the applicant's design, the Planning Commission shall make such remedies as may be available to the applicant as a condition of the building permit issuance.

5.7. - Erosion and sediment control.

Where more than one acre of land will be disturbed for construction purposes, developers shall be required to submit a sediment and erosion control plan for approval (see Article X).

5.8. - Utilities.

- 5.81 *Septic Tanks.* In areas where there are no sewerage facilities, septic tanks may be used in accordance with current regulations of the Alabama Department of Public Health and the Escambia County Health Department.
- 5.82 *Water and Sewer Connections.* Developments or individual lots in all districts must connect to public or private community water and sewer systems where such systems border any development or lot line or are reasonably available and the appropriate utility has the capacity to provide the service; otherwise, lots must meet the minimum size requirements of the Health Department for on-site wells and/or septic systems. Existing private wells and septic systems that are functioning properly and meet the Health Department requirements may continue to be used.

5.821

Contact the local zoning department for all zoning inquiries.

It is the intent of this Ordinance to eliminate by attrition all existing private wells and septic systems in areas where public or private community water and sewer systems are available. Therefore, at such time as any private well or septic system is destroyed or must be replaced, the owner must connect to the public or private community water and sewer system where such systems border any development or lot line or are reasonably available and the appropriate utility has the capacity to provide the service.

5.83 *Other.* All new utilities shall be placed underground.

5.9. - Existing covenants.

Where subdivisions, lots, or parcels exist which have already been recorded or which will be recorded with deed restrictions or other such restrictive covenants, such restrictions and covenants shall apply if they are more stringent than the requirements of this Ordinance; otherwise, the requirements of this Ordinance shall apply.

5.010. - Grandfather clause.

Any use of buildings or land existing on the date of adoption of this Ordinance and not in compliance with its provisions shall be allowed to continue as a nonconforming use. Any land development projects in the City under legal authority of this Ordinance that are not located in a zoning district designated for their intended use may be permitted to continue provided that:

5.0101 The project was under construction prior to the date of adoption of this Ordinance. For the purposes of this Section, under construction shall mean that a legal building or construction permit has been issued and that actual construction has been or will be started within the initial period of validity of the permit, exclusive of any time extensions, or that a permit application has been submitted to the Alabama Department of Environmental Management.

5.0102 The project complies in other aspects with the requirements of this Ordinance for districts in which similar uses are permitted.

5.0103 The developer complies with other conditions that may be required by the Planning Commission due to the unique circumstances of the land.

(Ord. No. 02-2006, 4-24-2006; Ord. No. 05-2007, § 2, 10-22-2007)

ARTICLE VI. - DISTRICT REGULATIONS

6.1. - General.

The following limitations and requirements are placed on uses in each district established under the authority of this ordinance, in accordance with the intent of the ordinance.

Contact the local zoning department for all zoning inquiries.

Any use requiring a building permit is subject to review and permit approval by the building official.

Any special exception is subject to approval of the Board of Adjustment. Each application to the Board of Adjustment for approval of a use permitted by special exception shall be accompanied by a site plan prepared by the applicant or his agent.

In any case where a requested use is not specifically listed in the Table of Permitted Uses section of this ordinance, its status shall be determined by the Board of Adjustment by reference to the most clearly analogous use or uses that are specifically referred to in the Table of Permitted Uses. When the status of a use has been so determined by the Board of Adjustment, such determination shall thereafter have general application to all uses of the same type.

In general, any higher use may be permitted as a Special Exception in a lower use district, but no lower use shall be permitted in a higher use district, except as otherwise noted in the Table of Permitted Uses or where such use exists at the time of enactment of this ordinance, in which case it is subject to the requirements of the Nonconformance section of this ordinance.

Every use in any district, except in the M-1 and M-2 districts, shall be conducted entirely within a completely enclosed structure unless expressly exempted from enclosure requirements in this ordinance by Special Exception or as may be otherwise allowed by this ordinance.

It shall be the responsibility of the owner/developer to show (prove) compliance with the requirements of this ordinance.

(Ord. No. 02-2014, § 2, 4-21-2014)

6.2. - Permitted uses and conditions.

Permitted uses are listed in the permitted use table of this article.

- 6.21 *Uses by right.* Uses in the tables identified by (R) are permitted by right, subject to the conditions specified in the tables or elsewhere in this ordinance.
- 6.22 *Special exceptions—conditional uses.* Uses in the tables identified by (S) require approval by the board of adjustment pursuant to Code of Alabama § 11-52-80. These uses are generally compatible within a designated district but because of their nature must be reviewed and approved before a building permit is issued.
- 6.23 *Variances.* Variances from the terms of the Zoning Ordinance may be granted by the board of adjustment in conformity with Code of Alabama § 11-52-80.
- 6.24 *Compliance with district requirements.* Except for approved variances and special exceptions, any use must comply with the requirements of the district in which it is located unless approved under the Planned Unit Development (PUD) provisions of the Subdivision

Contact the local zoning department for all zoning inquiries.

Ordinance.

- 6.241 Other provisions of this ordinance notwithstanding, any tracts of farmland under cultivation or pastureland and timberland presently being used for such purposes may continue to be used for such purposes regardless of the zoning district in which they may be located.
- 6.242 Undeveloped land or land used for agricultural purposes or timber growing shall automatically be rezoned for single-family use.
- 6.25 *Uses prohibited.* Where any use or analogous use has blank spaces under any zones listed in the headings of the tables of permitted uses, such use is specifically prohibited in such zones.
- 6.26 *Group homes.* Any provision of this ordinance notwithstanding, the provisions of Code of Alabama § 11-52-75.1 shall apply to any application for a group home. Any provision of this ordinance notwithstanding, any federal law or regulation regulating or permitting a group home shall apply to any application for a group home.

<u>6.2</u> Table of Permitted Uses and Conditions								
	Use Districts							
	R-1	R-2	R-3	B-1	B-2	M-1	M-2	DBD
Air conditioning sales and service.				R	R	R	R	R
Airport and/or crop dusting-spraying service; need not be enclosed within a structure.				S	S	S	S	
Ambulance/EMS service.				R	R	R	R	S
Amusement and recreation services: Must be so arranged that noise, vibration, lights, and all other possible disturbing aspects are enclosed, screened or otherwise controlled so that operation of the establishment will not unduly interfere with the use and enjoyment of properties in the surrounding area:								

Amusement park				R	R	R	R	
Amusement arcade, kiddie land				R	R	S	S	R
Archery range				S	S	S	S	S
Baseball batting cage				S	R	S	S	S
Billiard or pool hall					S	S	S	
Bowling alley				S	R	S	S	S
Fairgrounds, circus or carnival				R	R	R	R	
Golf course	S			R	R	R	R	
Golf course, miniature				R	R	R	R	
Golf driving range				R	R	R	R	
Pistol or rifle range								
Racquetball or tennis courts, indoor				R	R	R	R	
Skating rink, indoor				R	R	R	R	
Tennis courts, outdoor: need not be enclosed within a structure.				R	R	R	R	
Animal clinic/kennels for small animals when used as an accessory use to an approved principal use.				R	R	R	R	
Animal raising, small animal breeding; need not be enclosed within a structure.				S	S	S	S	

Antique store, not including repairing and refinishing.				R	R	R	R	R
Apparel and accessory store.				R	R	R	R	R
Appliance store.				R	R	R		R
Apothecary, limited to the sale of pharmaceuticals and medical supplies.				R	R	R	R	R
Art gallery or museum.	S	S	S	R	R	R	R	R
Art supplies.				R	R	R		R
Asphalt products manufacture.						R	R	
Auditoriums (large), stadiums, coliseums, and other such places of public assembly with occupancy load of 50 or more persons.				S	R	S	S	R
Auditoriums (small), for public assembly with occupancy load of less than 50 persons.				R	R	S	S	R
Automobile laundry, where the primary function is washing automobiles, but not including trucks or trailers; operations shall be conducted only within a completely enclosed structure, and all wastes shall be discharged directly into the sewer.				R	R	R	R	
Automobile manufacture.					S	R	R	
Automobile parts sales, except used parts.				R	R	R	R	R

<p>Automobile storage, including parking lots; need not be enclosed within a structure.</p>				S	S	S	S	S
<p>Automobile, travel trailer, camper, farm equipment and implements and mobile home sales (new and used); need not be enclosed within a structure, but any mechanical or body repair must be done entirely within a structure which shall not have any opening facing the residential district other than a stationary window within 100 feet of residential district.</p>					R	R	R	
<p>Automobile and truck laundry, including steam laundry.</p>				R	R	R	R	
<p>Automobile and truck repair garage, mechanical and body; must be conducted in a structure which shall not have any opening facing the residential district other than a stationary window within 100 feet of residential district, and which shall not store or otherwise maintain any parts or waste materials outside such structures.</p>				R	R	R	R	S
<p>Automobile and truck sales and service; but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within a structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities.</p>				R	R	R	R	R

Automobile and truck service station including minor repair, subject to the requirements listed under special provisions, where the primary function is retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure.				R	R	R	R	R
Bait store or sales (live bait); need not be enclosed within a structure.				R	R			
Bakery, retail.				R	R	R	R	R
Bakery, wholesale.				R	R	R	R	
Bank, including drive up window.				R	R	R	R	R
Barber shop or beauty parlor.				R	R	R	R	R
Barber and beauty supplies and equipment sales.				R	R	R	R	R
Bed and breakfast. Owners must reside in dwelling. Dwelling may not have more than six guest bedrooms.			S	S	S			
Bicycle, lawnmower sales, service and repair.				R	R			R
Bird and wildlife sanctuary.	S	S	S	S	S	S	S	
Blueprinting and photostatting shop.				R	R	R	R	R

Boat construction and storage, major; need not be enclosed within a structure but adequately screened from view.					R	R	R	
Boat sales, service and repair including accessories.				S	R	R	R	R
Boat storage, service and repair, minor. May include dry storage in an enclosed structure.					R	R	R	
Book store.				R	R	R	R	R
Bottling works.						R	R	
Building materials supply, provided that major storage areas are screened from view and that any machine operations are conducted entirely within an enclosed structure with no opening other than a stationary window within 100 feet of a residential district.				R	R	R	R	
Bus and railroad terminal facilities.				R	R	S	S	S
Business machines sales and service.				R	R	R	R	R
Business school or college.				R	R	R	R	
Butane and other liquefied petroleum gas products sales; need not be enclosed within a structure.				R	R	R	R	
Cabinet or carpenter shop.				R	R	R	R	

Cafe, grill, lunch counter and restaurant but not including night club, bar, tavern and drive in restaurant.				R	R	R	R	R
Camera and photographic supply store.				R	R	R	R	R
Candy, nut and confectionery store.				R	R	R		R
Canvas products manufacture.				R	R	R	R	
Carting, express, crating, hauling, storage.						R	R	
Catering shop or service.					R	R	R	R
Cemetery, subject to requirements of the special provisions.	S	S	S	S	S	S	S	
Chemical manufacture or processing (heavy, industrial).						S	S	
Churches and related accessory buildings.	S	S	S	R	R	R	R	R
City hall, police station, fire stations, courthouse, federal office building and similar public building.	S	S	S	S	S	S	S	S
Clay and clay products manufacture; need not be enclosed within a structure.					S	R	R	
Clinic, dental, medical or psychiatric for humans.				R	R	R	R	R
Clothing manufacture.						R	R	

Club or lodge, fraternal, civic, charitable or similar organization, public or private, but not including any such club, lodge or organization, the chief activity of which is a service or product customarily carried on as a business but not including an organization which sells alcoholic beverages for off-premises consumption or which allows alcohol to be brought in for on-premises consumption and charges individual admission fees for events held on the premises.	S	S	S	R	R	R	R	S
Club, county club, golf, swimming or tennis club or the like, privately owned and operated community club or association, athletic field, park. Recreation area, and similar uses of a recreational nature, provided that no building for such purposes is located within 100 feet of any property line.		S	S		S	R	R	
Cold storage plant.						R	R	
College or university provided that they are located on a lot fronting on an arterial street or road and that no building is located within 100 feet of any property line.	S	S	S	S	S	S	S	
College sorority or fraternity house.			S	S	S	S		
Commercial agriculture and farming operations, including horticulture, plant nurseries, and orchards.	S	S	S	R	R	R	R	
Concrete and concrete products manufacture; need not be enclosed within a structure.					S	R	R	

Contact the local zoning department for all zoning inquiries.

Contractor's storage yard for vehicles, equipment, materials and supplies, need not be enclosed within a structure, but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided.				R	R	R	R	
Convenience store (neighborhood).				R	R	R	R	
Dairy equipment sales.				R	R	R	R	
Dairy product sales.				R	R	R	R	
Delicatessen.				R	R	R	R	R
Department store.				R	R	R	R	R
Drive in restaurant.				R	R	R	R	R
Drug store.				R	R	R	R	R
Dry cleaning shop, including self service.				R	R	R	R	R
Dry goods or fabric store.				R	R	R	R	R
Dwelling, single family.	R	R	R	R	R	R	R	R
Dwelling, two family.		R	R	R	S	S		
Dwelling, multi family.			R	R	R	R		
Electric power generating plant.					S	S	S	

Electric power substation; need not be enclosed within a structure, but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screen.					S	S	S	
Electric repair shop.				R	R	R	R	R
Electric supply store.				R	R	R	R	R
Elevator maintenance office.					R	R	R	
Employee credit union office.				R	R	R	R	R
Exterminator service office.				R	R	R	R	R
Farm and garden equipment and supply store.				R	R	R	R	R
Farmer's market.				R	R	R	R	S
Fix it shop, including small appliance repair.				R	R	R	R	R
Fixture sales.				R	R	R	R	R
Floor covering sales and service.				R	R	R	R	R
Floral shop.				R	R	R	R	R
Food locker plant including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl.					R	R	R	
Food products processing plant.					S	R	R	
Food products, wholesale storage and sales.						R	R	

Contact the local zoning department for all zoning inquiries.

Freight depot, railway or truck.						R	R	
Frozen food manufacture and packaging.						R	R	
Fruit and produce, retail.				R	R	R	R	R
Funeral home, mortuary or undertaking establishment.				R	R			
Furniture and home furnishing store, including office furniture and equipment.				R	R	R	R	R
Furniture repair, including upholstering and refinishing.				R	R	R	R	R
Gas regulator stations.	S	S	S	S	S	S	S	S
Gift shop.				R	R	R	R	R
Glass products manufacture.					S	R	R	
Grocery store, retail.				R	R	R	R	R
Gymnasium, commercial.				R	R	R	R	
Hardware store, retail.				R	R	R	R	R
Hardware store, wholesale, storage and sales.				R	R	R	R	R
Hatchery, poultry or fish.				S	S	S	S	
Heating and plumbing equipment supplies and service.				R	R	R	R	R
Hiking and nature trail.	R	R	R	R	R	R	R	
Hobby shop and supply store.			S	R	R	R	R	R

Contact the local zoning department for all zoning inquiries.

Home occupation.	S	S	S	S	S	S	S	S
Hospital, clinic, convalescent or nursing home, extended care facility or sanitarium for humans.	S	S	S	S	S	S	S	S
Hotel, motel or tourist home.				R	R	R	R	
Ice plant.				R	R	R	R	
Industrial park.					S	R	R	
Institution for children or the aged, day care.					R	R	R	
Interior decorating shop.				R	R	R	R	R
Kindergarten, play school or day care center, public or private, provided that all activities are carried on in an enclosed building or fenced yard and that all applicable federal, state, and local requirements are met.	S	S	S	R	R	R	R	
Laboratory, scientific.				R	R	R	R	R
Laboratory, medical or dental.				R	R	R	R	R
Landscape garden sales; need not be enclosed within a structure.				R	R	R	R	R
Laundry, self service.				R	R	R	R	R
Laundry and dry cleaning pick up station.				R	R	R	R	R
Laundry and dry cleaning plant.					R	R	R	
Laundry, linen supply or diaper service.						R	R	

Leather goods or luggage.				R	R	R	R	R
Library.	S	S	S	R	R	R	R	S
Liquor, wine or beer sales not to be consumed on premises and meeting local and state requirements.				R	R	R	R	
Livestock (cattle, horses, sheep and goats).								
Livestock (swine).								
Loan office.				R	R	R	R	R
Locksmith.				R	R	R	R	R
Lodging, boarding or rooming houses.			S	S	S			
Lumber yard and building materials; need not be enclosed within a structure.				R	R	R	R	
Machine shop.				R	R	R	R	R
Machinery, tools, and construction equipment, sales and service.					R	R	R	
Mail order house.				R	R	R	R	R
Manufactured home.			R					
Manufactured home park.			S					
Manufacturing, repair assembly or processing establishments of a light industrial nature, including but not limited to, the following:								

Confectionary, food, frozen desert and milk products processing and manufacturing.						R	R	
Clothing and garment manufacturing.						R	R	
Laboratories for testing materials, chemical analysis, photographic processing.						R	R	
Musical instruments and parts manufacturing.						R	R	
Scientific, optical and electronic equipment assembly and manufacturing.						R	R	
Souvenirs and novelties manufacturing.						R	R	
Toy, sporting goods and athletic goods manufacturing.						R	R	
Manufacturing, extractive, including all natural mineral deposits except oil and gas.								
Manufacturing, general; the processing, fabrication, repair and servicing of any commodity or product.					S	R	R	
Marine stores and supplies.					R	S	S	R
Metal products fabrication.					R	R	R	
Millwork and similar wood products manufacture.						R	R	
Mobile home.								
Mobile home subdivision.								
Modular home.			R					

Contact the local zoning department for all zoning inquiries.

Modular structure.				S	S	S	S	
Motorcycle sales, service and repair.				R	R	R	R	R
Music store.				R	R			R
Natural preservation areas including bird and wildlife sanctuaries, nature and hiking trails, outdoor camping site and similar uses.	S	S	S	S	S	S	S	
News stand.				R	R	R	R	R
Nightclub. (Special Note: In considering a special exception-conditional use approval, the board of adjustment shall consider the nature of the proposed establishment, its proximity to other establishments with a similar use, the existing density of such use within the district, and the demonstrated ability of the applicant to operate such establishment in a manner consistent with public safety and the overall public good.)					S	S	S	S
Novelty and souvenir manufacture.						R	R	
Office.				R	R	R	R	R
Office equipment and supplies, retail.				R	R	R	R	R
Office equipment and supplies, manufacture.					R	R	R	
Oil and gas exploration and production activities.							S	
Oil well equipment, supplies and machinery; need not be enclosed within a structure.						R	R	

Optician.				R	R	R	R	R
Paint and wallpaper store.				R	R	R	R	R
Painting and decorating contractor.				R	R	R	R	R
Paper supplies, wholesale.					R	R	R	R
Park or playground including recreation centers; need not be enclosed within a structure.	S	S	S	S	S	S	S	S
Passenger depot, railway or bus.					R	R	R	R
Pawn shop.				R	R	R	R	R
Pet shop.					R	R	R	R
Petroleum and petroleum products, manufacture, processing or storage.						S	S	
Photography studio and/or processing.				R	R	R	R	R
Picture framing and/or mirror silvering.				R	R	R	R	R
Pipe storage; need not be enclosed within a structure.						R	R	
Planned unit development, fixed dwelling.	S	S	S					
Planned unit development, mobile home.	S	S	S					
Plastic fabrication.						R	R	
Plastic manufacture.					S	R	R	
Plumbing shop.				R	R	R	R	

Police substation, including highway patrol.	S	S	S	S	S	S	S	S
Post office.	S	S	S	S	S	S	S	R
Poultry live raising.								
Printing, blueprinting, bookbinding, photostatting, lithographing and publishing establishment.				R	R	R	R	R
Public utility production and maintenance building with proper screening.					S	S	S	
Public utility substation with proper screening.	S	S	S	S	S	S	S	S
Radio and television station transmitting tower.				S	S	R	R	
Radio and television sales, service and repair store.				R	R	R	R	R
Reducing exercise, karate, gymnastic or other body fitness type salon.				R	R	R	R	R
Restaurant defined as an establishment which does not primarily serve or sell alcoholic beverages and which has a full-service food menu and kitchen as well as seated food service.				R	R	R	R	R
Restaurant supplies and sales.				R	R	R	R	R
Riding academy; need not be enclosed within a structure.								
Roofing and sheet metal shop.				R	R	R	R	
Rooming house and boarding house.		S	S	R	R	R	R	

Contact the local zoning department for all zoning inquiries.

Rug and/or drapery cleaning service.				R	R	R	R	R
Sand and gravel storage yard; need not be enclosed within a structure but must be screened.						S	S	
Sawmill, planing, or timber storage.					S	S	S	
Schools public and/or private, elementary and/or secondary meeting the requirements of the education laws of the state.	S	S	S	S	S	S	S	
Seafood store, retail.				R	R	R	R	R
Sewage disposal plant; need not be enclosed within a structure.		S	S	S	S	S	S	
Shoe repair shop.				R	R	R	R	R
Shoe store, retail.				R	R	R	R	R
Sign shop.					R	R	R	R
Silviculture and related forestry operations; need not be enclosed within a structure.						R	R	
Small engine repair shop.				R	R	R	R	R
Sporting goods store.				R	R	R	R	R
Stockyard; need not be enclosed within a structure.								
Stone monument sales, retail.					R	R	R	S

Stone cutting and processing merchandise sold at retail.						R	R	
Studio for professional work or teaching of fine arts, such as photography, drama, speech, painting.				R	R	R	R	R
Studio for dance or music.				R	R	R	R	R
Surgical or dental supplies manufacture.						R	R	
Surgical or dental supplies retail.				R	R	R	R	R
Tailor shop.				R	R	R	R	R
Tattoo and body piercing establishment.						R	R	
Taxi terminal/storage and repair of vehicles.						R	R	
Taxidermy shop.				R	R	R	R	R
Teen club or youth center.				S	S	S	S	
Telephone exchange.		S	S	S	S	S	S	
Telephone equipment storage including shops and garage; need not be enclosed within a structure but must provide adequate screening.						R	R	
Temporary uses, including the sale of Christmas trees, seasonal fruit and vegetables from roadside stands, and similar uses. Farmers market only.					R	R	R	S
Theater, indoor.				S	R	S	S	R

Theater, outdoor/drive-in; need not be enclosed within a structure.					R	S	S	
Tobacco store.				R	R	R	R	R
Tower telecommunication facilities, requires approval from city council and planning commission in accordance with article XII of this chapter.	S	S	S	S	S	S	S	S
Toy store.				R	R	R	R	R
Trade school or college.				S	S	S	S	S
Transit vehicle storage and servicing; need not be enclosed within a structure.						R	R	
Utility company storage facility; need not be enclosed within a structure but must provide adequate screening.					S	R	R	
Variety store.				R	R	R	R	R
Veterinary service.				R	R	R	R	
Warehouse and storage facilities, major.						R	R	
Warehouse and storage facilities, minor; mini type (400 square feet per unit or less) do it yourself storage facilities; facilities must not open to the street; screening and landscaping is required.				R	S			S
Water storage; need not be enclosed within a structure.		S	S	S	S	S	S	S

Water or sewer pumping station.	S	S	S	S	S	S	S	S
Welding shop.				R	R	R	R	
Well drilling company.					R	R	R	
Wine Bar					S			S
YMCA, YWCA, and similar institutions.	S	S	S	S	S	S	S	S

(Ord. No. 06-2008, § 1, 7-28-2008; Ord. No. 12-2009, § 2, 12-14-2009; Ord. No. 09-2011, § 6.2, 7-11-2011; Ord. No. 04-2013, § 1, 5-13-2013; Ord. No. 14-2013, § 1, 12-23-2013; Ord. No. 02-2014, § 2, 4-21-2014; Ord. No. 05-2015, § 1, 9-14-2015; Ord. No. 03-2016, § 1, 6-27-2016; Ord. No. 2018-04, §§ 4—6, 10-22-2018; Ord. No. 01-2020, §§ 1, 2, 2-10-2020; Ord. No. 02-2020, §§ 1, 2, 2-10-2020)

6.3. - [Site plan approval requirements.]

A site plan shall be required for all projects except single-family structures. Site plan reviews shall be accomplished by the Planning Commission to ensure compliance with the provisions of the Zoning Ordinance and Subdivision Regulations in conformity with its purpose as stated in Article I.

- 6.31 Upon approval of the site plan, either as submitted or with changes and/or special conditions required by the Planning Commission, the Building Inspector may issue a building permit for a portion or all of the proposed development; provided that the application is in compliance with all applicable City, County, State and Federal requirements.
- 6.32 The City Engineer may recommend waiving certain requirements contained in Section 6.33 of this Ordinance if, in his opinion, the requirements are not essential to a proper decision on the project; or he may supplement the list with other requirements deemed necessary to clarify the nature of the proposed development.
- 6.33 An application for site plan approval shall include the following information unless some or all of these requirements are waived by the Planning Commission.
 - a. The location and size of the site including its legal description and a current certified survey.
 - b. A vicinity map showing the site relation to surrounding property.
 - c. The recorded ownership interests, including liens, encumbrances, title certification in the form of a current title policy, title opinion or title report and the nature of the developer's interest, if the developer is not the owner.

- d. The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including significant ecological features. This information may be combined with requirements for the vicinity map specified in Section 6.33b above.
- e. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.
- f. The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common open space and such facilities.
- g. The use and maximum height, bulk and location of all buildings and other structures to be located on the site.
- h. The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities or other purposes.
- i. The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements.
- j. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed.
- k. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for: screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections., landscaping, signs, and coastal protection.
- l. A traffic impact analysis and corrective measures to address detrimental conditions brought about by the development.
- m. Architectural renderings, elevations and representative floor plans in preliminary form.
- n. The location and size of all signs to be located on the site. In the event that a sign is preexisting and fails to conform to the requirements as set forth in this ordinance, site plan approval will be granted only under the condition that all signs will comply with the regulations as set forth in the sign ordinance.
- o. Landscape plans which include the location of any trees in a tree protection zone.

6.3.1. - Regulations and standards—Permitted uses.

Permitted Uses							
	R-1	R-2	R-3	B-1	B-2	M-1	M-2

Contact the local zoning department for all zoning inquiries.

Minimum lot area	12,000 sf	10,500 sf	7,500* sf	10,000 sf	10,000 sf	1 acre	1 acre
Minimum lot width at building line	100'	75'	50'	0	0	150'	150'
Maximum lot coverage	25%	30%	35%	35%	50%	75%	75%
Maximum building height	35'	35'	35'	45'	0	50'	50'
Front yard (see note A)	35'	35'	25'	20'	20'	25'	50'
Side yard (see notes A and B)	10'	10'	10'	0	0	0	30'
Rear yard (see note A)	30'	30'	30'	20'	20'	20'	35'
Maximum density (DU/acre)	1'	2'	6'	N/A	N/A	N/A	N/A
Buffer zone	N/A	N/A	N/A				N/A
Signs	See sign section						
Off-street parking	2'	2'	2'	See parking section			

*Plus 2,000 sq. ft. per additional unit

Note A: Except along County, State and Federal Highways, the setback shall be 50 — parking to side or rear — move building to front property line — require sidewalks (ensure tree protection).

Note B: Side yards on corner lots shall not be less than 30 feet on any side adjacent to street R.O.W. (As required in Section 7.05 of the City's Subdivision Regulations).

(Ord. No. 01-2009, § 1, 5-26-2009)

Contact the local zoning department for all zoning inquiries.

6.4. - Conditional uses.

The nature of these uses is such that when properly regulated, they are appropriate in several zones. In order to bring about the proper integration of these uses into the community's land use pattern, a special set of standards is provided for each use. Conditional uses, as stipulated within the zone district regulations, are permitted only after review and recommendation by the planning commission, and approval of the city council.

(Ord. No. 04-2013, § 2, 5-13-2013)



**MAIN STREET ATMORE
REAL ESTATE
REDEVELOPMENT PLAN**



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About The Project



Main Street Alabama in partnership with Opportunity Alabama and the Business Council of Alabama applied for and received an EDA grant in 2020. Main Street Alabama will use our portion of the grant to provide services to our designated communities in the form of a real estate redevelopment plan, small scale production workshop, and incremental development training.

[About The Process]

This plan was created utilizing the expertise of outside consultants, state and local-level partners, and community input. More specifically, the process included:

Third-Party Data Analysis- Market data provided by Claritas and extrapolated and interpreted by Place + Main Advisors, this data gives a snapshot of the potential opportunities for the district.

Individual Property Tours- Representatives from several properties provided our team access to the vacant buildings highlighted in this plan.

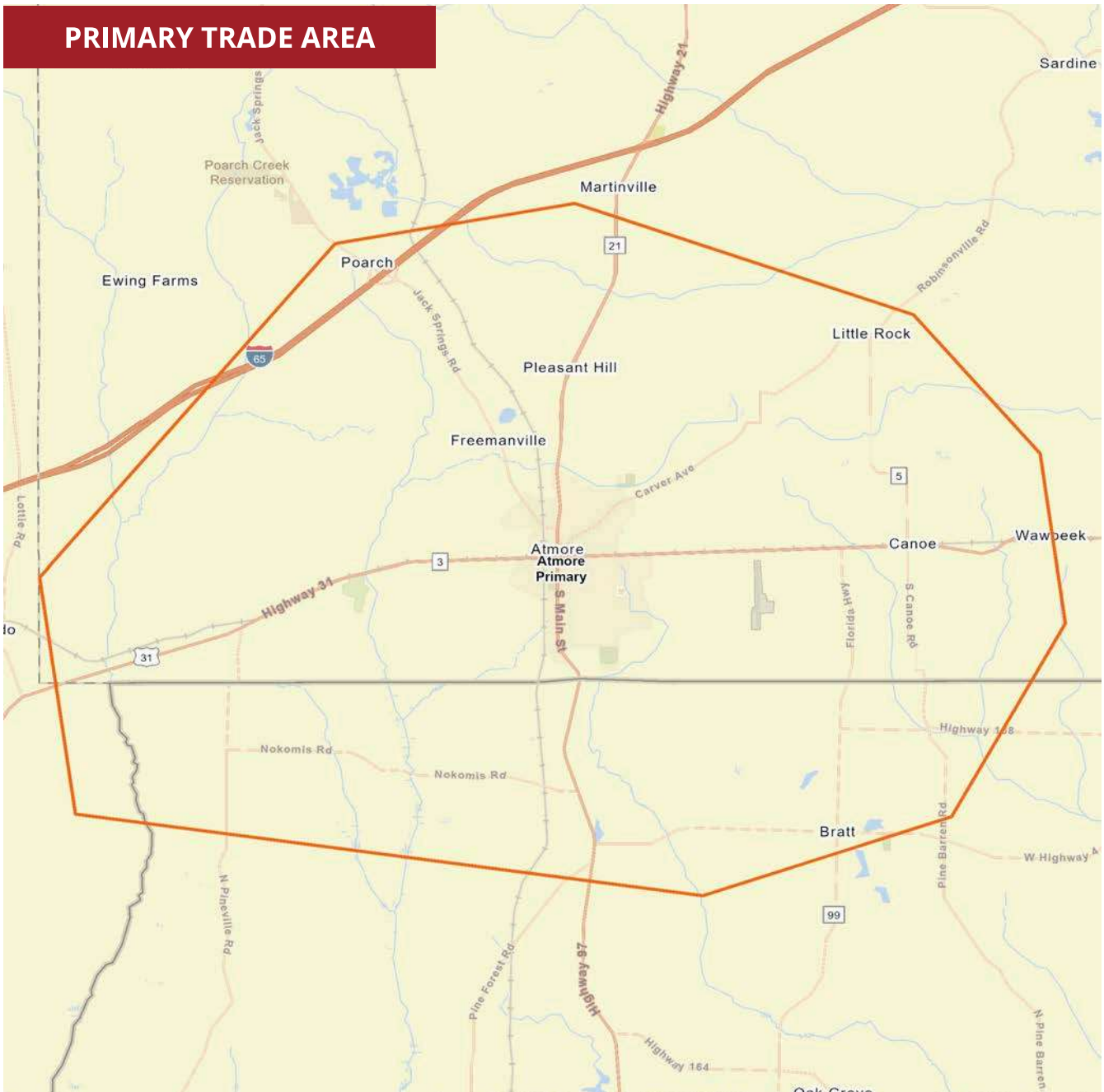
Our thanks to Main Street Atmore and the numerous residents, businesses, and property owners who participated in the creation of this plan.

[Market Data]

The primary and secondary trade areas for this report were established by using mobility data, or cell phone data, to determine where people are coming from into the Main Street district. Using this GPS-enabled technology called geofencing, Main Street Atmore can understand at the zip code level where current customers in the district are originating. This allows for a better understanding of customer spending, needs, and the types of businesses that would be a best fit for the district.

This data is widely available to national-level retailers and was provided to Main Street Atmore through a partnership with Alabama Power using their resources to pull this data from a third party geofence data provider.

This mobility data allows for the identification of geographic areas that make up the district's primary and secondary areas. Once these areas are identified, Place + Main Advisors, LLC used this map to pull additional market data, including the following demographic and market retail data from data sources including Claritas, the U.S. Census, ESRI, and augmented with their own analysis and extrapolation of data.



PRIMARY TRADE AREA

POPULATION

HOUSEHOLDS

2010 CENSUS

12,979

5,171

2020 CENSUS

12,866

5,355

2023 ESTIMATE

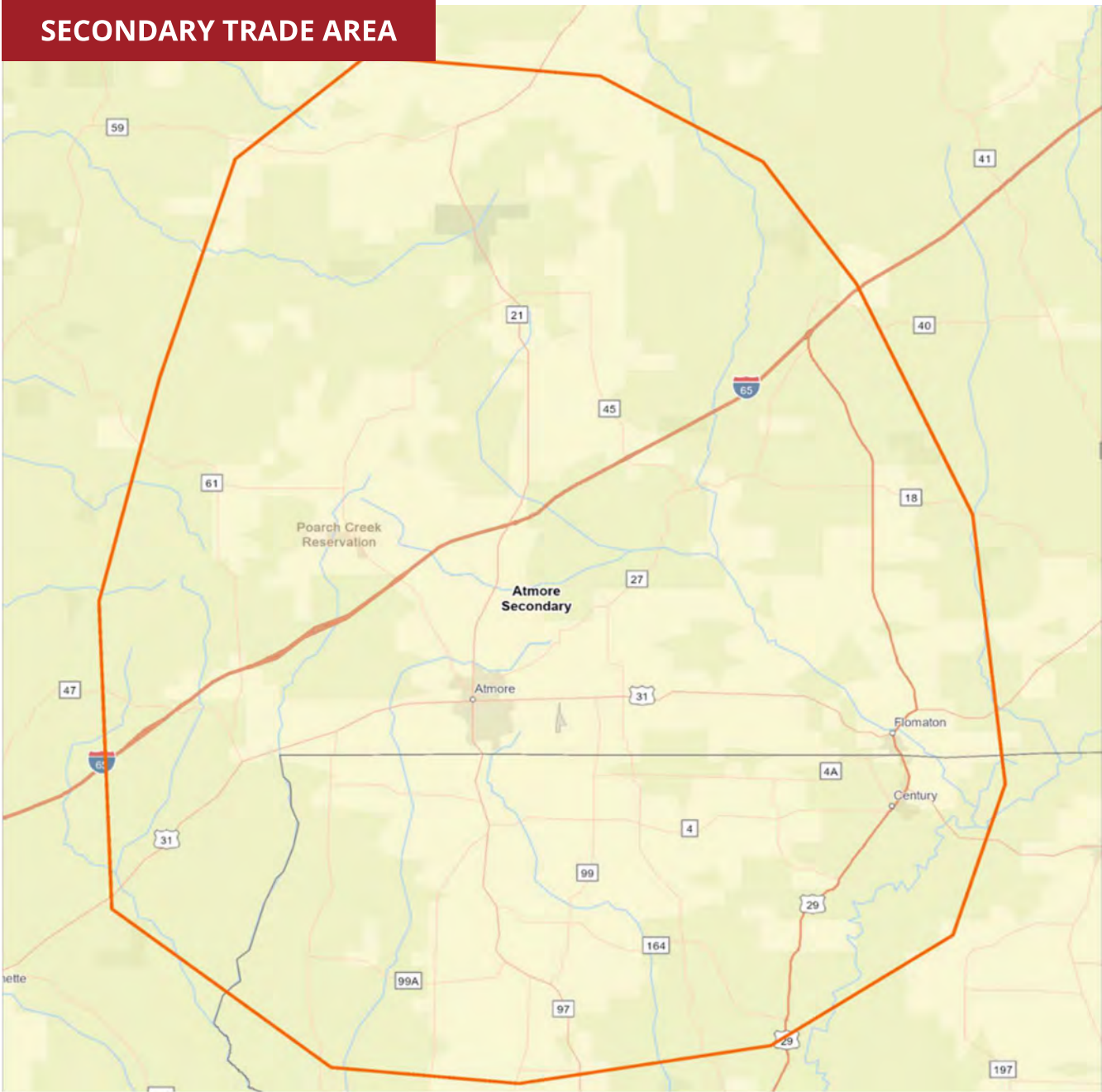
12,972

5,363

2028 PROJECTION

12,758

5,392



SECONDARY TRADE AREA

POPULATION

HOUSEHOLDS

2010 CENSUS

34,081

11,632

2020 CENSUS

32,787

12,106

2023 ESTIMATE

32,642

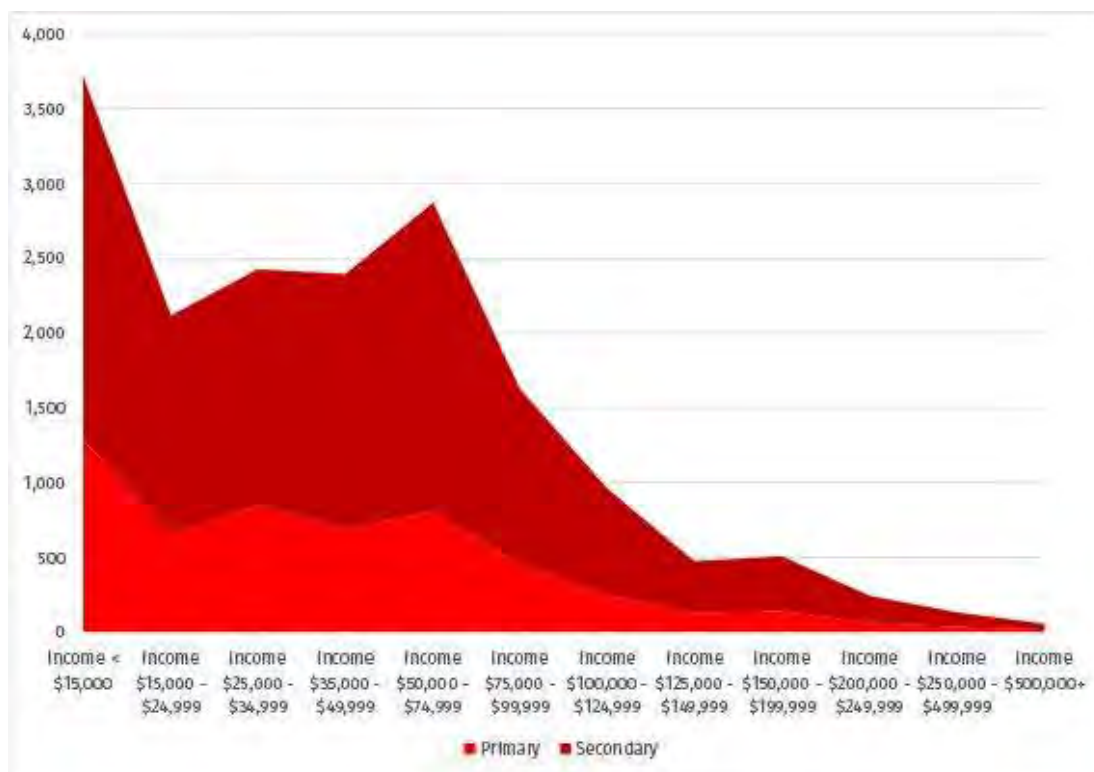
12,140

2028 PROJECTION

32,660

12,232

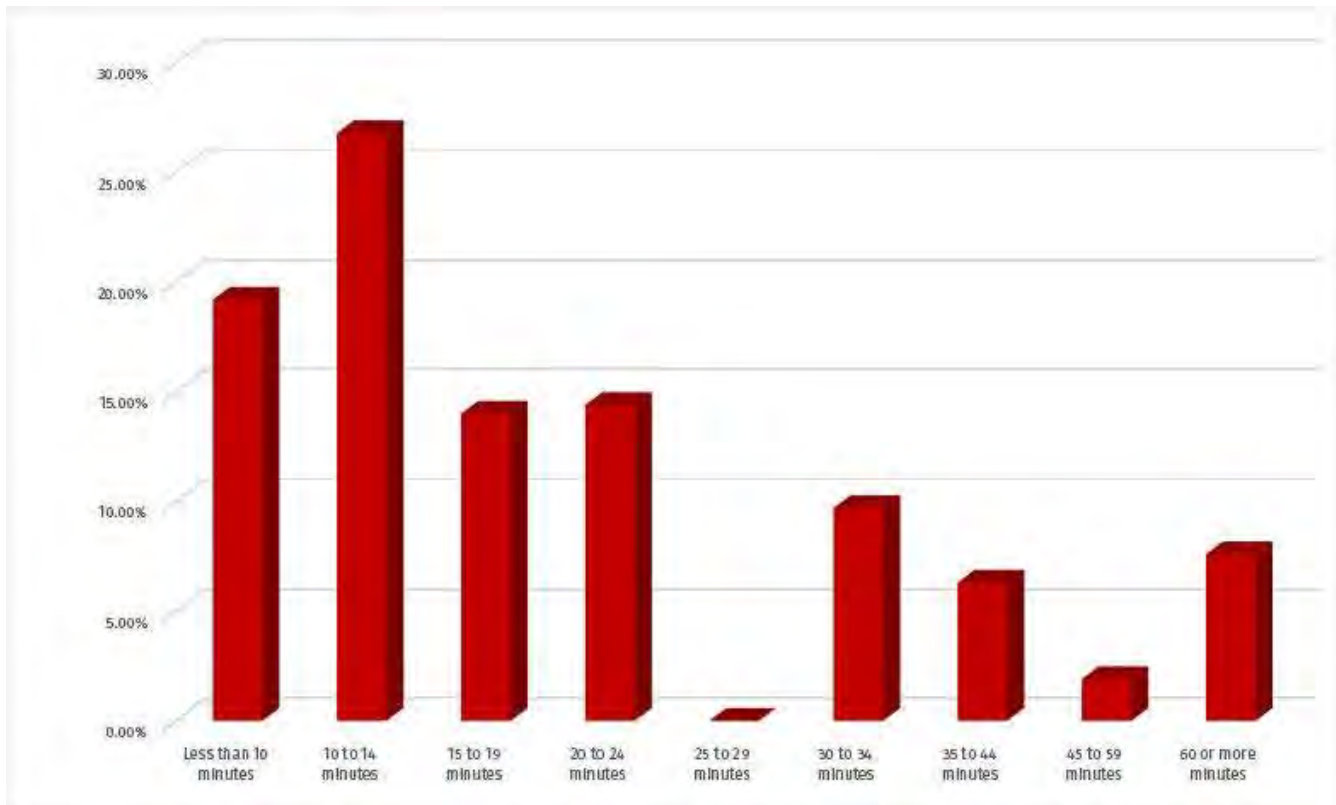
HOUSEHOLD INCOME	PRIMARY TRADE AREA	SECONDARY TRADE AREA
INCOME < \$15,000	1,283	2,433
INCOME \$15,000 - \$24,999	645	1,470
INCOME \$25,000 - \$34,999	856	1,569
INCOME \$35,000 - \$49,999	685	1,707
INCOME \$50,000 - \$74,999	811	2,058
INCOME \$75,000 - \$99,999	453	1,173
INCOME \$100,000 - \$124,999	251	704
INCOME \$125,000 - \$149,999	124	347
INCOME \$150,000 - \$199,999	138	366
INCOME \$200,000 - \$249,999	64	178
INCOME \$250,000 - \$499,999	37	96
INCOME \$500,000+	17	37
AVERAGE HOUSEHOLD INCOME	\$50,740.00	\$56,125.00
MEDIAN HOUSEHOLD INCOME	\$33,688.01	\$39,676.63



CITY RESIDENT COMMUTE DATA

LEAVING HOME	% OF POPULATION	ARRIVING HOME
12:00 A.M. TO 4:59 A.M.	8.5%	9:00 A.M. TO 1:59 P.M.
5:00 A.M. TO 5:29 A.M.	1.9%	2:00 P.M. TO 2:29 P.M.
5:30 A.M. TO 5:59 A.M.	4.9%	2:30 P.M. TO 2:59 P.M.
6:00 A.M. TO 6:29 A.M.	7.2%	3:00 P.M. TO 3:29 P.M.
6:30 A.M. TO 6:59 A.M.	7.4%	3:30 P.M. TO 3:59 P.M.
7:00 A.M. TO 7:29 A.M.	22.0%	4:00 P.M. TO 4:29 P.M.
7:30 A.M. TO 7:59 A.M.	19.4%	4:30 P.M. TO 4:59 P.M.
8:00 A.M. TO 8:29 A.M.	16.1%	5:00 P.M. TO 5:29 P.M.
8:30 A.M. TO 8:59 A.M.	1.0%	5:30 P.M. TO 5:59 P.M.
9:00 A.M. TO 11:59 P.M.	11.6%	6:00 P.M. TO 8:59 P.M.

CITY RESIDENT AVERAGE COMMUTE TIME



[Retail Gap Data]

About Retail Gap Data

When an area's demand for retail goods and services does not match the supply, it creates what is called a Retail Gap. If there is more supply than demand in a geographic area, then one of two things (or a combination of the two) are occurring:

- 1) There may be a strong enough draw from a specific retailer/service provider or group of them that brings in additional from customers from outside the defined area and/or;
- 2) There is an over-supply of a business type. Conversely, if there is more demand for a good or service than what exists in the area's supply, a gap (or leakage) is created.

This leakage is money that leaves the area to spend in another area because the particular good or service is not available within the defined area. This leakage is the best potential source for the types of additional businesses the area may need.

Local Advantages + Challenges

The retail gap data for the Atmore area suggests there are significant opportunities to serve both the primary and secondary trade areas in numerous categories.

The following charts show the market demand and highest leakage areas for primary and secondary trade areas.

The presence of a gap is not a guarantee of success for prospective businesses.

PRIMARY TRADE AREA

	2023 Demand	2023 Supply	2023 Retail Gap	2028 Projected Demand	Projected Opportunity
Total Retail Trade and Food + Drink	\$199,650,123	\$242,703,907	(\$43,053,783)	\$215,597,975	(\$27,105,932)
Total Retail Trade	\$178,130,479	\$234,738,341	(\$56,607,861)	\$192,056,363	(\$42,681,978)
Total Food + Drink	\$21,519,644	\$7,965,566	\$13,554,078	\$23,541,612	\$15,576,046

SECONDARY TRADE AREA

	2023 Demand	2023 Supply	2023 Retail Gap	2028 Projected Demand	Projected Opportunity
Total Retail Trade and Food + Drink	\$474,338,772	\$449,388,344	\$24,950,428	\$514,967,809	\$65,579,465
Total Retail Trade	\$423,406,902	\$431,837,997	(\$8,431,095)	\$459,108,777	\$27,270,780
Total Food + Drink	\$50,931,870	\$17,550,347	\$33,381,523	\$55,859,032	\$38,308,685

Retail Opportunities

There are significant opportunities in both the primary and secondary trade area in specific sectors. This section shows the largest areas of opportunity.

PRIMARY TRADE AREA



SUPERMARKETS AND OTHER GROCERY STORES (NAICS 44511)

2022 Demand (\$)	\$20,841,100
2022 Supply (\$)	\$11,737,498
Opportunity Gap/ Surplus (\$)	\$9,103,603
2027 Demand	\$22,651,612
Projected Opportunity	\$10,914,114
Max. Supportable Sq Ft	21,828



SPECIALTY FOOD STORES (NAICS 4452)

2022 Demand (\$)	\$627,242
2022 Supply (\$)	\$0
Opportunity Gap/ Surplus (\$)	\$627,242
2027 Demand	\$682,368
Projected Opportunity	\$682,368
Max. Supportable Sq Ft	1,365



BEER, WINE, AND LIQUOR STORES (NAICS 4453)

2022 Demand (\$)	\$1,860,227
2022 Supply (\$)	\$743,036
Opportunity Gap/ Surplus (\$)	\$1,117,191
2027 Demand	\$2,043,873
Projected Opportunity	\$1,300,837
Max. Supportable Sq Ft	1,183

PRIMARY TRADE AREA



**FAMILY CLOTHING STORES
(NAICS 44814)**

2022 Demand (\$)	\$2,931,025
2022 Supply (\$)	\$2,112,629
Opportunity Gap/ Surplus (\$)	\$818,396
2027 Demand	\$2,735,309
Projected Opportunity	\$622,680
Max. Supportable Sq Ft	2,707



**SHOE STORES
(NAICS 4482)**

2022 Demand (\$)	\$843,004
2022 Supply (\$)	\$186,395
Opportunity Gap/ Surplus (\$)	\$656,610
2027 Demand	\$766,178
Projected Opportunity	\$579,783
Max. Supportable Sq Ft	1,933



**PET AND PET SUPPLIES STORES
(NAICS 45391)**

2022 Demand (\$)	\$617,343
2022 Supply (\$)	\$31,292
Opportunity Gap/ Surplus (\$)	\$586,051
2027 Demand	\$712,499
Projected Opportunity	\$681,207
Max. Supportable Sq Ft	2,197



**FULL-SERVICE RESTAURANTS
(NAICS 722511)**

2022 Demand (\$)	\$9,555,733
2022 Supply (\$)	\$6,487,469
Opportunity Gap/ Surplus (\$)	\$3,068,264
2027 Demand	\$10,472,701
Projected Opportunity	\$3,985,232
Max. Supportable Sq Ft	6,533



**LIMITED-SERVICE RESTAURANTS
(NAICS 722513)**

2022 Demand (\$)	\$8,137,400
2022 Supply (\$)	\$436,588
Opportunity Gap/ Surplus (\$)	\$7,700,811
2027 Demand	\$8,884,295
Projected Opportunity	\$8,447,707
Max. Supportable Sq Ft	42,239



**SNACK AND NON-ALCOHOLIC
BEVERAGE BARS (NAICS 722515)**

2022 Demand (\$)	\$1,243,790
2022 Supply (\$)	\$24,456
Opportunity Gap/ Surplus (\$)	\$1,219,334
2027 Demand	\$1,357,146
Projected Opportunity	\$1,332,690
Max. Supportable Sq Ft	3,332

SECONDARY TRADE AREA



**FURNITURE STORES
(NAICS 4421)**

2022 Demand (\$)	\$5,104,253
2022 Supply (\$)	\$4,662,011
Opportunity Gap/ Surplus (\$)	\$442,242
2027 Demand	\$5,669,420
Projected Opportunity	\$1,007,409
Max. Supportable Sq Ft	3,100



**HOME FURNISHINGS STORES
(NAICS 4422)**

2022 Demand (\$)	\$3,748,774
2022 Supply (\$)	\$3,201,326
Opportunity Gap/ Surplus (\$)	\$547,447
2027 Demand	\$4,129,479
Projected Opportunity	\$928,153
Max. Supportable Sq Ft	2,856



**SUPERMARKETS AND OTHER
GROCERY STORES (NAICS 44511)**

2022 Demand (\$)	\$49,473,155
2022 Supply (\$)	\$38,127,761
Opportunity Gap/ Surplus (\$)	\$11,345,394
2027 Demand	\$54,281,684
Projected Opportunity	\$16,153,923
Max. Supportable Sq Ft	32,308



**SPECIALTY FOOD STORES
(NAICS 4452)**

2022 Demand (\$)	\$1,489,665
2022 Supply (\$)	\$456,672
Opportunity Gap/ Surplus (\$)	\$1,032,993
2027 Demand	\$1,634,259
Projected Opportunity	\$1,177,587
Max. Supportable Sq Ft	2,355



**BEER, WINE, AND LIQUOR STORES
(NAICS 4453)**

2022 Demand (\$)	\$4,386,101
2022 Supply (\$)	\$1,418,548
Opportunity Gap/ Surplus (\$)	\$2,967,552
2027 Demand	\$4,863,630
Projected Opportunity	\$3,445,082
Max. Supportable Sq Ft	3,132



**SHOE STORES
(NAICS 4482)**

2022 Demand (\$)	\$1,988,735
2022 Supply (\$)	\$959,105
Opportunity Gap/ Surplus (\$)	\$1,029,630
2027 Demand	\$1,817,745
Projected Opportunity	\$858,640
Max. Supportable Sq Ft	2,862

SECONDARY TRADE AREA



**PET AND PET SUPPLIES STORES
(NAICS 45391)**

2022 Demand (\$)	\$1,467,726
2022 Supply (\$)	\$440,556
Opportunity Gap/ Surplus (\$)	\$1,027,170
2027 Demand	\$1,689,932
Projected Opportunity	\$1,249,376
Max. Supportable Sq Ft	4,030



**DRINKING PLACES (ALCOHOLIC
BEVERAGES) (NAICS 7224)**

2022 Demand (\$)	\$1,716,350
2022 Supply (\$)	\$480,860
Opportunity Gap/ Surplus (\$)	\$1,235,490
2027 Demand	\$1,913,857
Projected Opportunity	\$1,432,997
Max. Supportable Sq Ft	4,094



**FULL-SERVICE RESTAURANTS
(NAICS 722511)**

2022 Demand (\$)	\$22,603,791
2022 Supply (\$)	\$11,444,610
Opportunity Gap/ Surplus (\$)	\$11,159,182
2027 Demand	\$24,831,662
Projected Opportunity	\$13,387,052
Max. Supportable Sq Ft	21,946



**LIMITED-SERVICE RESTAURANTS
(NAICS 722513)**

2022 Demand (\$)	\$19,285,265
2022 Supply (\$)	\$4,229,603
Opportunity Gap/ Surplus (\$)	\$15,055,662
2027 Demand	\$21,114,842
Projected Opportunity	\$16,885,239
Max. Supportable Sq Ft	84,426



**SNACK AND NON-ALCOHOLIC
BEVERAGE BARS (NAICS 722515)**

2022 Demand (\$)	\$2,948,172
2022 Supply (\$)	\$73,635
Opportunity Gap/ Surplus (\$)	\$2,874,537
2027 Demand	\$3,226,659
Projected Opportunity	\$3,153,024
Max. Supportable Sq Ft	7,883

Market Segmentation

As important as knowing what an area's retail gap is, understanding its market segmentation is equally valuable. What is market segmentation? Market segmentation is the process of dividing a market of potential customers into groups, or segments, based on different characteristics. The segments created are composed of consumers who will respond similarly to marketing strategies and who share traits such as similar interests, needs, or locations.

To define the various market segments for Downtown Atmore, the Primary Trade Area is divided into segments using the Tapestry Market Segmentation tool. Tapestry is a tool created by data firm ESRI to provide an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.

The charts on the following pages outline the predominant Tapestry segmentations in the three market areas. Their full profiles are included in Appendix B.

	Tapestry Segment	% of Households
PRIMARY TRADE AREA	ROOTED RURAL (10B)	26.1%
	RURAL BYPASSES (10E)	25.9%
	SOUTHERN SATELLITES (10A)	9.0%
	SALT OF THE EARTH (6B)	8.2%
	SMALL TOWN SINCERITY (12C)	7.5%
	MIDLIFE CONSTANTS (5E)	4.8%
	HEARTLAND COMMUNITIES (6F)	4.1%
	COMFORTABLE EMPTY NESTERS (5A)	3.9%
	MODEST INCOME HOMES (12D)	3.4%
	ECONOMIC BEDROCK (10C)	2.4%

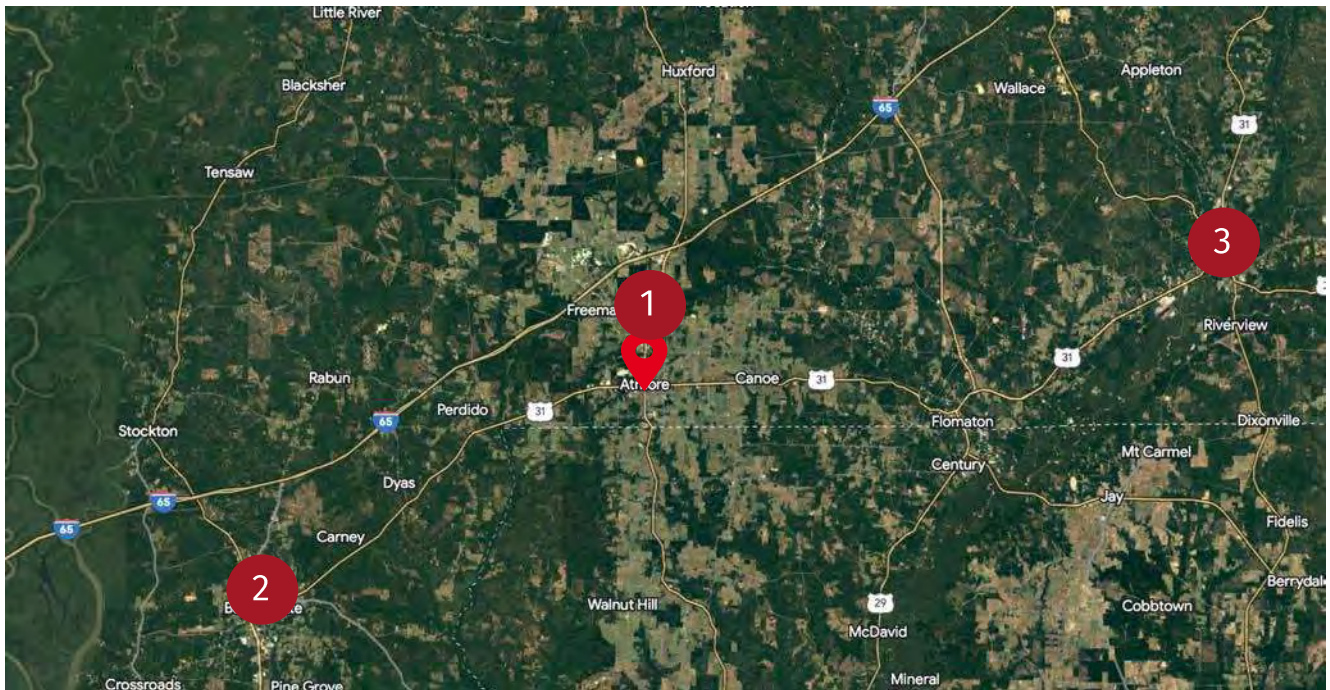
Segmentation	Socioeconomic Traits	Market Profile
<p>Rooted Rural (10B)</p> <p>Average Household Size: 2.48</p> <p>Median Age: 45.2</p> <p>Median Household Income: \$42,300</p>	<ul style="list-style-type: none"> • Shoppers use coupons frequently and buy generic goods. • Do-it-yourself mentality; grow their own produce and work on their cars and ATVs. • Pay bills in person and avoid using the internet for financial transactions. • Often find computers and cell phones too complicated and confusing. • Clothes a necessity, not a fashion statement; only buy new clothes when old clothes wear out. 	<ul style="list-style-type: none"> • They own a riding lawn mower, as well as a garden tiller, and have vegetable gardens. • More than half of the households have a high-speed internet connection. • They use a satellite dish to watch CMT, the History Channel, and GSN. • Pets are popular—dogs, cats, and birds. • Leisure activities include hunting and fishing. • They listen to faith-based radio, country, and gospel music. • Many are on Medicare and frequent the Walgreens pharmacy.
<p>Rural Bypasses (10E)</p> <p>Average Household Size: 2.55</p> <p>Median Age: 40.4</p> <p>Median Household Income: \$33,000</p>	<ul style="list-style-type: none"> • Almost 25% have not finished high school; 11% have a bachelor's degree or higher. • Labor force participation is low at 47%. • Income is primarily derived from wages and supplemented with Social Security and Supplemental Security Incomes. • Religion and faith are central in their lives. • They rely on television to stay informed. 	<ul style="list-style-type: none"> • Typical of their country lifestyle, Rural Bypasses residents prefer trucks over sedans. • To save money, households shop at discount department stores, such as Walmart, and warehouse clubs like Sam's Club. • Magazines are a popular source of news and entertainment, particularly fishing, hunting, and automotive types. • As satellite TV subscribers, they regularly watch sports programming as well as their favorite shows on CMT, Freeform, USA Network, and TV Land.
<p>Southern Satellites (10A)</p> <p>Average Household Size: 2.67</p> <p>Median Age: 40.3</p> <p>Median Household Income: \$47,800</p>	<ul style="list-style-type: none"> • Education: almost 40% have a high school diploma only (Index 140); 45% have college education (Index 73). • Labor force participation rate is 59.1%, slightly lower than the US. • These consumers are more concerned about cost rather than quality or brand loyalty. • They tend to be somewhat late in adapting to technology. • They obtain a disproportionate amount of their information from TV, compared to other media. 	<ul style="list-style-type: none"> • Usually own a truck; likely to service it themselves. • Frequent the convenience store, usually to fill up a vehicle with gas. • Typical household has a satellite dish. • Work on home improvement and remodeling projects. • Own a pet, commonly a dog. • Participate in fishing and hunting. • Read fishing and hunting and home service magazines. • Partial to eating at low-cost family restaurants and drive-ins. • Use Walmart for all their shopping needs .
<p>Salt of the Earth (6B)</p> <p>Average Household Size: 2.59</p> <p>Median Age: 44.1</p> <p>Median Household Income: \$56,300</p>	<ul style="list-style-type: none"> • Steady employment in construction, manufacturing, and related service industries. • Completed education: 40% with a high school diploma only. • Household income just over the national median, while net worth is nearly double the national median. • Spending time with family is their top priority. • Cost-conscious consumers, loyal to brands they like, with a focus on buying American. • Last to buy the latest and greatest products. • Try to eat healthy, tracking the nutrition and ingredients in the food they purchase. 	<ul style="list-style-type: none"> • Outdoor sports and activities, such as fishing, boating, hunting, and overnight camping trips, are popular. • To support their pastimes, truck ownership is high; many also own an ATV. • They own the equipment to maintain their lawns and tend to their vegetable gardens. • Residents often tackle home remodeling and improvement jobs themselves. • Due to their locale, they own satellite dishes and have access to high-speed internet connections like DSL. • These conservative consumers prefer to conduct their business in person rather than online. They use an agent to purchase insurance.

Segmentation	Socioeconomic Traits	Market Profile
<p>Small Town Sincerity (12C)</p> <p>Average Household Size: 2.26</p> <p>Median Age: 40.8</p> <p>Median Household Income: \$31,500</p>	<ul style="list-style-type: none"> • Education: 67% with high school diploma or some college. • Labor force participation lower at 52% (Index 83), which could result from lack of jobs or retirement. • Income from wages and salaries, Social Security or retirement, increased by Supplemental Security Income. • Price-conscious consumers that shop accordingly, with coupons at discount centers. • Connected, but not to the latest or greatest gadgets; keep their landlines. • Community-oriented residents; more conservative than middle of the road. • Rely on television or newspapers to stay informed. 	<ul style="list-style-type: none"> • Small Town Sincerity features a semirural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens. • Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV. • A large senior population visit doctors and health practitioners regularly. • A largely single population favors convenience over cooking—frozen meals and fast food. • Home improvement is not a priority, but vehicle maintenance is.
<p>Midlife Constants (5E)</p> <p>Average Household Size: 2.31</p> <p>Median Age: 47.0</p> <p>Median Household Income: \$53,200</p>	<ul style="list-style-type: none"> • Education: 67% with high school diploma or some college. • Labor force participation lower at 52% (Index 83), which could result from lack of jobs or retirement. • Income from wages and salaries, Social Security or retirement, increased by Supplemental Security Income. • Price-conscious consumers that shop accordingly, with coupons at discount centers. • Connected, but not to the latest or greatest gadgets; keep their landlines. • Community-oriented residents; more conservative than middle of the road. • Rely on television or newspapers to stay informed. 	<ul style="list-style-type: none"> • Small Town Sincerity features a semirural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens. • Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV. • A large senior population visit doctors and health practitioners regularly. • A largely single population favors convenience over cooking—frozen meals and fast food. • Home improvement is not a priority, but vehicle maintenance is.
<p>Heartland Communities (6F)</p> <p>Average Household Size: 2.39</p> <p>Median Age: 42.3</p> <p>Median Household Income: \$42,400</p>	<ul style="list-style-type: none"> • Retirees in this market depress the average labor force participation rate to less than 60%. More workers are white collar than blue collar; more skilled than unskilled. • The rural economy of this market provides employment in the manufacturing, construction, utilities, health-care, and agriculture industries. • These are budget-savvy consumers; they stick to brands they grew up with and know the price of goods they purchase. Buying American is important. • Daily life is busy but routine. Working on the weekends is not uncommon. • Residents trust TV and newspapers more than any other media. • Skeptical about their financial future, they stick to community banks and low-risk investments. 	<ul style="list-style-type: none"> • Traditional in their ways, residents of Heartland Communities choose to bank and pay their bills in person and purchase insurance from an agent. • Most have high-speed internet access at home or on their cell phone but aren't ready to go paperless. • Many residents have paid off their home mortgages but still hold auto loans and student loans. Interest checking accounts are common. • To support their local community, residents participate in public activities. • Home remodeling is not a priority, but homeowners do tackle necessary maintenance work on their cherished homes. They have invested in riding lawn mowers to maintain their larger yards. • They enjoy country music and watch CMT. • Motorcycling, hunting, and fishing are popular; walking is the main form of exercise. • To get around these semirural communities, residents prefer domestic trucks or SUVs.

Segmentation	Socioeconomic Traits	Market Profile
<p>Comfortable Empty Nesters (5A)</p> <p>Average Household Size: 2.52</p> <p>Median Age: 48.0</p> <p>Median Household Income: \$75,000</p>	<ul style="list-style-type: none"> • Education: 36% college graduates; nearly 68% with some college education. • Average labor force participation at 61%. • Most households' income from wages or salaries, but a third also draw income from investments and retirement. • Comfortable Empty Nesters residents physically and financially active. • Prefer eating at home instead of dining out. • Home maintenance a priority among these homeowners. 	<ul style="list-style-type: none"> • Residents enjoy listening to sports radio or watching sports on television. • Physically active, they play golf, ski, ride bicycles, and work out regularly. • Spending a lot of time online isn't a priority, so most own older home computers. • Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.
<p>Modest Income Homes (12D)</p> <p>Average Household Size: 2.56</p> <p>Median Age: 37.0</p> <p>Median Household Income: \$23,900</p>	<ul style="list-style-type: none"> • Almost a quarter of adults aged 25 or more have no high school diploma. • Labor force participation is 50%. • Income is less than half of the US median income. • Consumers in this market consider traditional gender roles and religious faith very important. • This market lives for today, choosing to save only for a specific purpose. • Consumers favor TV as their media of choice and will purchase a product with a celebrity endorsement. 	<ul style="list-style-type: none"> • Consumers shop at warehouse clubs and low-cost retailers. • Unlikely to own a credit card, pay bills in person. • This market supports multigenerational families, often primary caregivers for elderly family members. • Listen to gospel and R&B music and prefer to watch BET.
<p>Economic BedRock (10C)</p> <p>Average Household Size: 2.54</p> <p>Median Age: 41.3</p> <p>Median Household Income: \$42,100</p>	<ul style="list-style-type: none"> • They hold strong religious beliefs. • Most residents did not go to college. • They are slow to adopt technology; "if it's not broken, don't fix it," mentality. • TV is the main source of information, news, and entertainment. • They make purchases for today because tomorrow is uncertain. • They are happy to go to work whenever the opportunity presents itself. • Budgeted vacations are taken within the US, not abroad. 	<ul style="list-style-type: none"> • Own a domestic truck, dog, and ATV. • Watch a lot of TV, including programs on CMT and the Discovery Channel. • A few still hanging onto their landlines (no cell phones). • Dine at Dairy Queen, Pizza Hut, Sonic Drive-in, and Golden Corral. • Hunting, yard work, and gardening popular activities. • Shop at department and discount stores—mostly dollar stores. • Many are well-insured, from auto, vision, life, and prescription plans to Medicare. For convenience, they pick up prescriptions at the closest Walgreens pharmacy.

Competing Areas

Main Street Atmore shares a primary trade area with a growing retail presence at the interchange as well several smaller areas. However, Atmore’s largest competition is in the secondary trade area with Bay Minette to the west down US-32 and Brewton to the east, also along US-32.



1) Atmore Interchange 2) Bay Minette 3) Brewton