

ALBANY PLAZA

801 Church Street, Decatur, AL 35601



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 801 Church Street, Decatur, AL. This prime commercial property offers versatile space ideal for office use. Boasting high visibility and easy access, the property's locale is perfect for attracting clientele. The spacious interior features amenities and customizable layout options to suit any business need. With ample parking and a dynamic streetside presence, this property presents a compelling opportunity for businesses looking to thrive. Don't miss the chance to make this coveted address the new home for your ventures.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,691	11,627	23,813
Total Population	4,343	29,512	59,097
Average HH Income	\$47,210	\$48,380	\$52,954

OFFERING SUMMARY

Lease Rate:	\$2,025.00 - 2,961.00 per month (MG)
Available SF:	1,800 - 2,632 SF
Lot Size:	1.88 Acres
Building Size:	19,378 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 2-3	\$2,961 per month	2,632 SF
Suite 6-7	\$2,070 per month	1,840 SF
Suite 14	\$2,025 per month	1,800 SF

For More Information, Please Contact:

GENE HAMILTON

256.227.6180

Commercial Agent

seham0820@gmail.com

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

256.355.0721

www.gatewaycommercial.com

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

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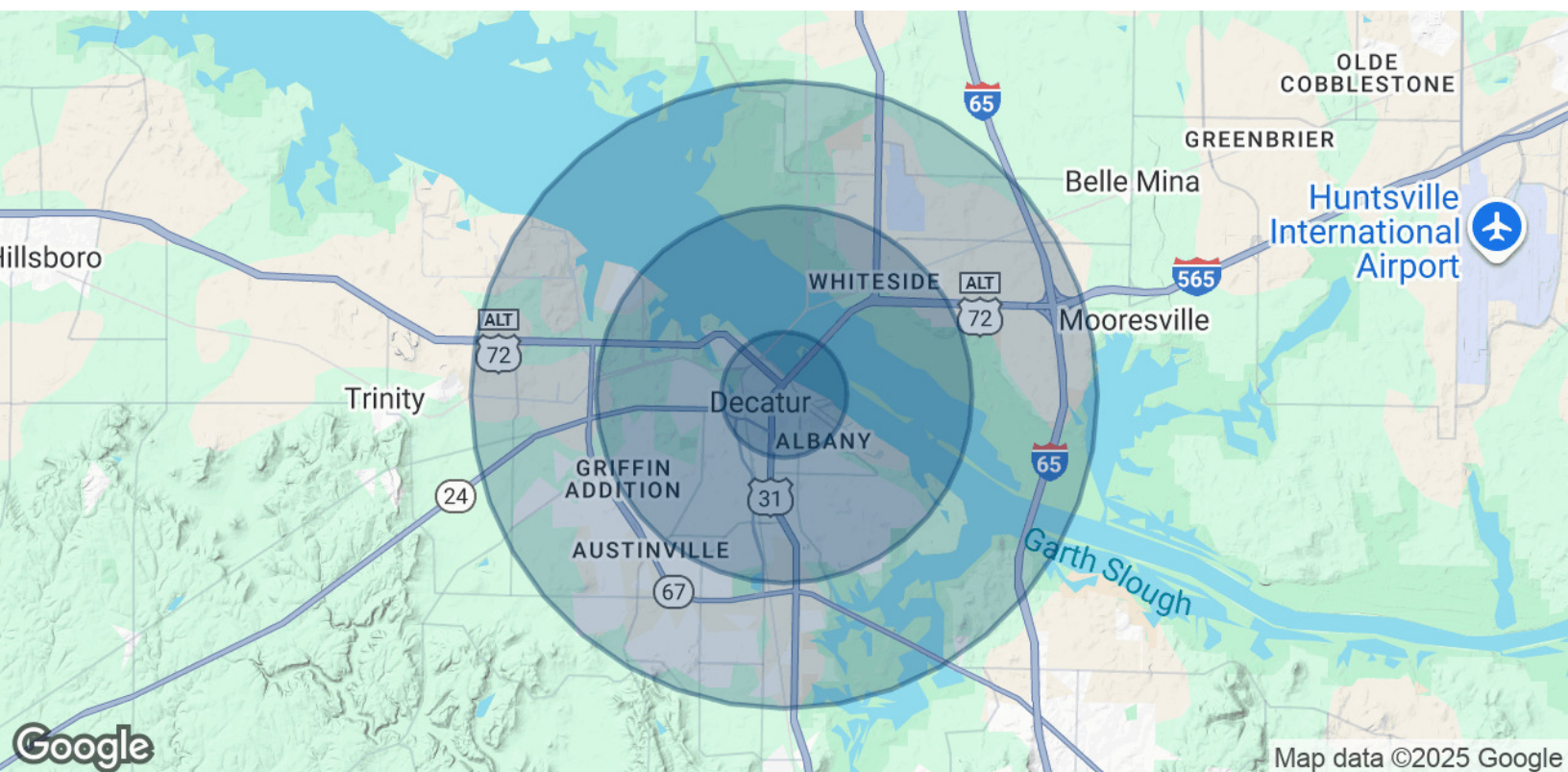
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,343	29,512	59,097
Average Age	36.3	36.1	36.4
Average Age (Male)	34.2	33.3	33.9
Average Age (Female)	37.4	37.5	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,691	11,627	23,813
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$47,210	\$48,380	\$52,954
Average House Value	\$102,494	\$101,890	\$125,918
2020 American Community Survey (ACS)			

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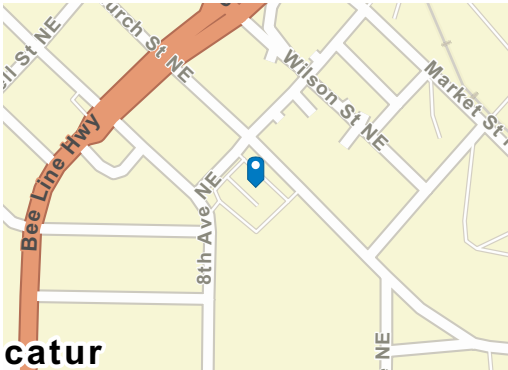
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Traffic Count Map - Close Up

801 Church St NE, Decatur, Alabama, 35601



Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

