

RETAIL PROPERTY FOR LEASE



521 US HIGHWAY 80 E

Demopolis, AL 36732

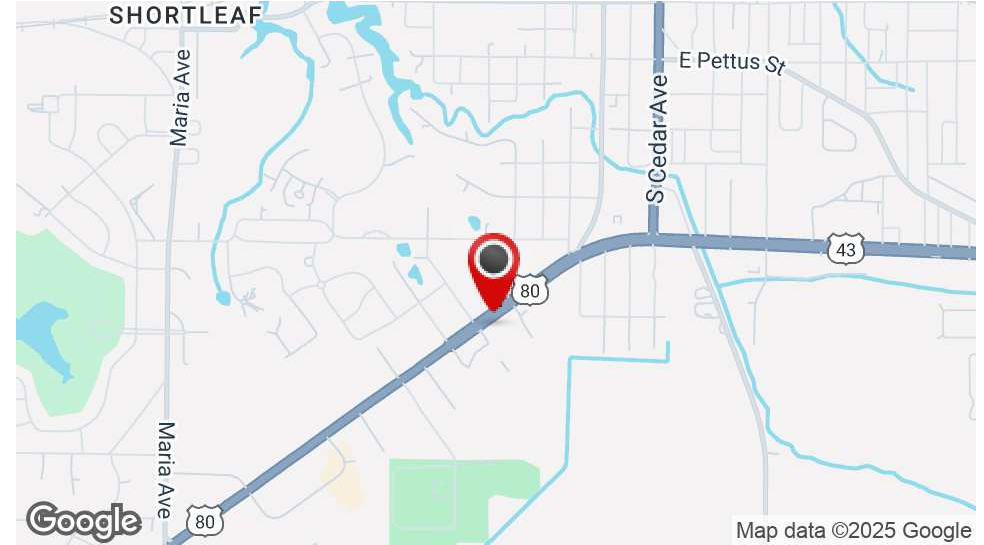
JOHN MICHAEL HOLTSMANN

Principal
601.914.0800
johnmichael@concordcompanies.co

CONCORD
COMPANIES

521 US HIGHWAY 80 E

Demopolis, AL 36732



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	49,357 SF
Available SF:	3,000 - 25,000 SF
Lot Size:	287,901 SF
Zoning:	B-3

PROPERTY OVERVIEW

The Property is positioned in the heart of Demopolis, AL, and located on the main travel corridor within the city - US-80. Two spaces are available; a +/- 3,000sf end cap, former bank branch, with three drive thru lanes, and a giveback space through the grocer of up to +/-25,000sf. Proposed delivery conditions for the box space are warm shell with TIA and/or free rent available to credit worthy tenant's.

HIGHLIGHTS

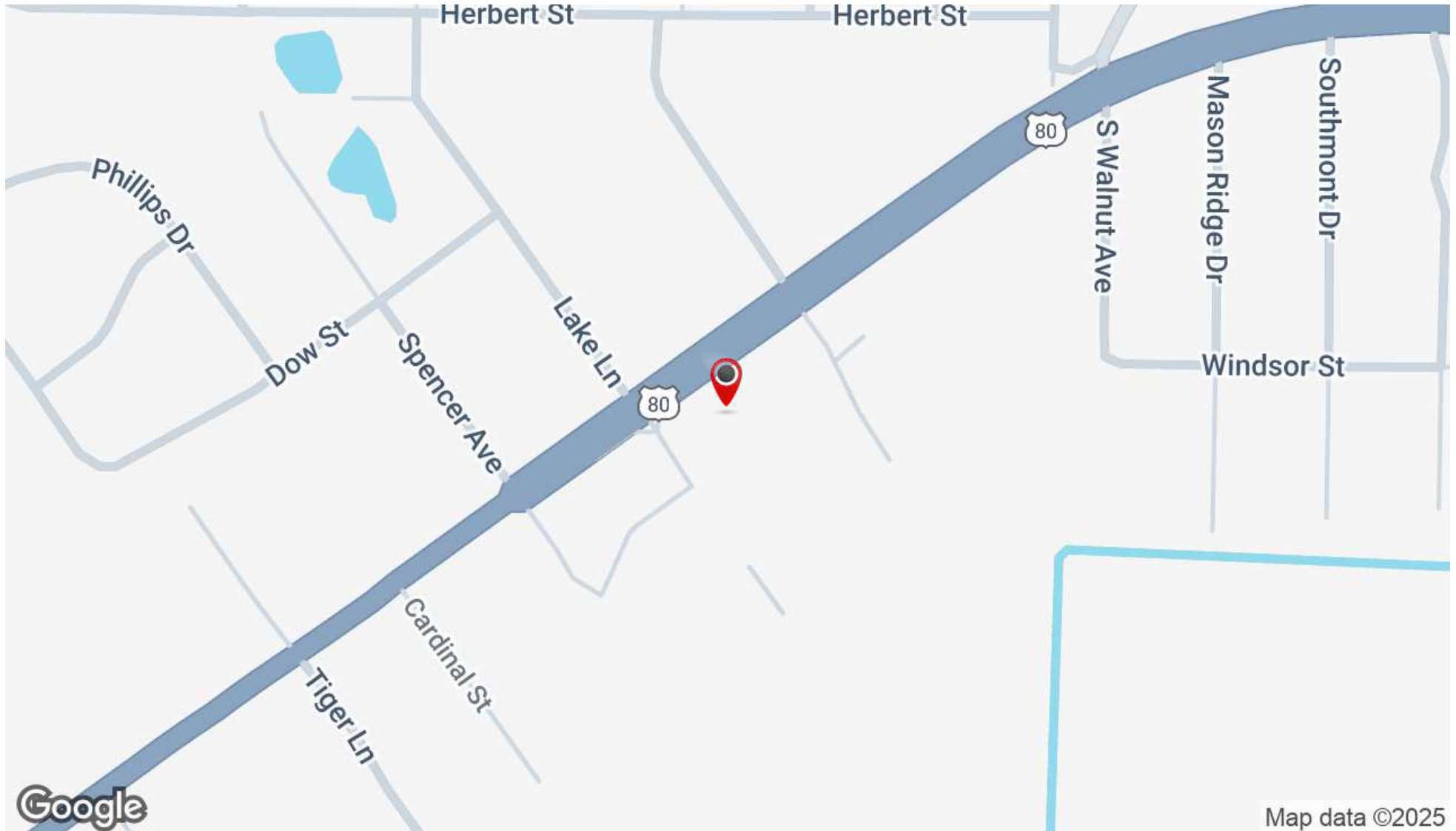
- Grocery Anchored
- Drive Thru Available
- Street Visibility
- 15,000 Daily Traffic Counts
- Flexible Suite Size

JOHN MICHAEL HOLTMMANN

Principal
601.914.0800
johnmichael@concordcompanies.co

521 US HIGHWAY 80 E

Demopolis, AL 36732



JOHN MICHAEL HOLTMANN

Principal
601.914.0800
johnmichael@concordcompanies.co

CONCORD
COMPANIES

RETAIL PROPERTY FOR LEASE

521 US HIGHWAY 80 E

Demopolis, AL 36732



JOHN MICHAEL HOLTMANN

Principal
601.914.0800
johnmichael@concordcompanies.co

CONCORD
COMPANIES

521 US HIGHWAY 80 E

Demopolis, AL 36732



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 - 25,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

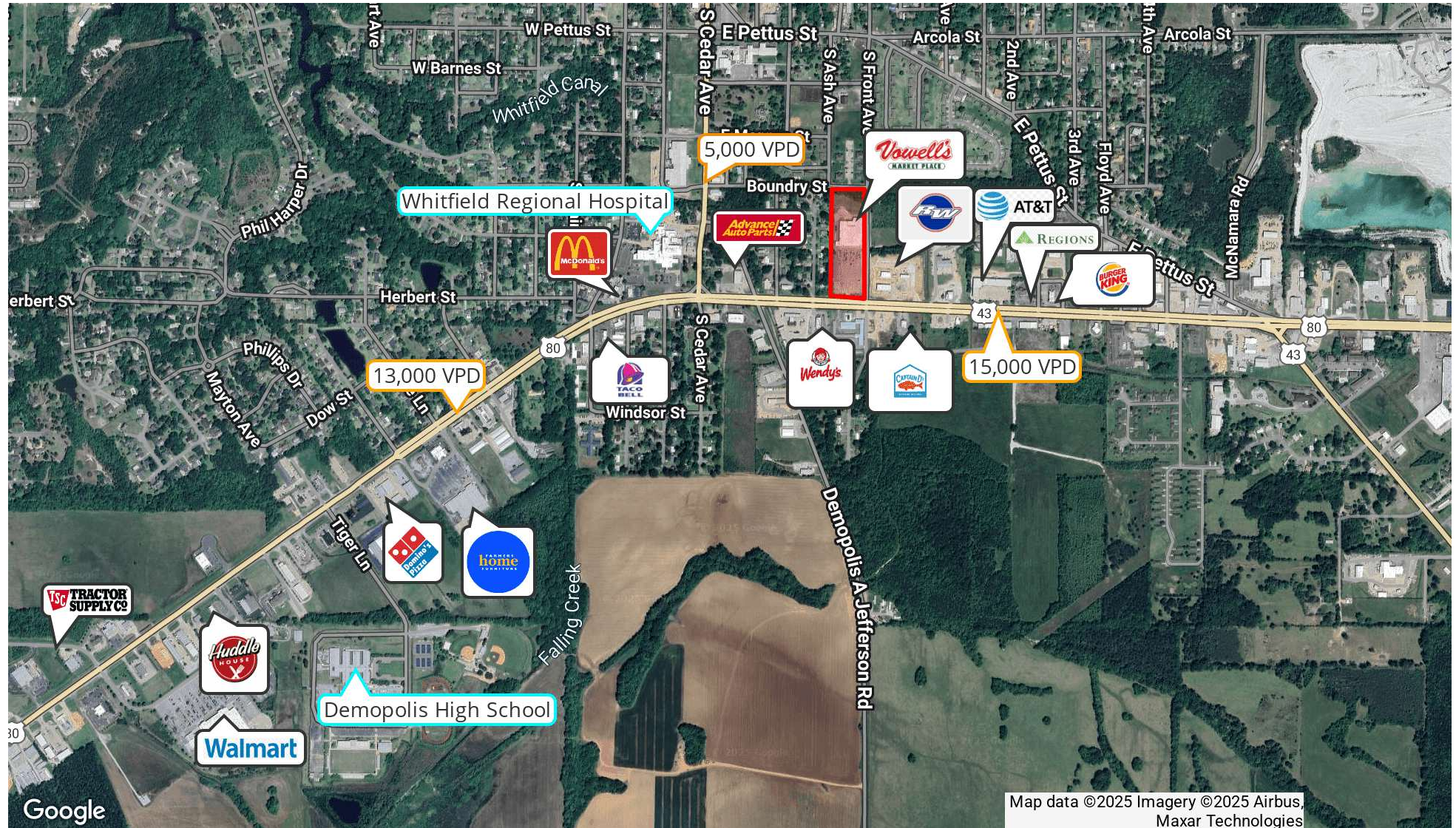
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
End Cap w/ Drive thru	Available	3,000 SF	NNN	Negotiable	Located in Grocery Anchored Center, Vowell's Marketplace occupies entire building. The end cap contains three drive thru lanes and was formerly occupied by a bank branch.
Grocery Anchored Large Retail Box	Available	25,000 SF	NNN	Negotiable	Up to 25,000sf of giveback space through the grocer.

JOHN MICHAEL HOLTMANN

Principal
601.914.0800
johnmichael@concordcompanies.co

521 US HIGHWAY 80 E

Demopolis, AL 36732



JOHN MICHAEL HOLTMANN

Principal
601.914.0800
johnmichael@concordcompanies.co

CONCORD
COMPANIES

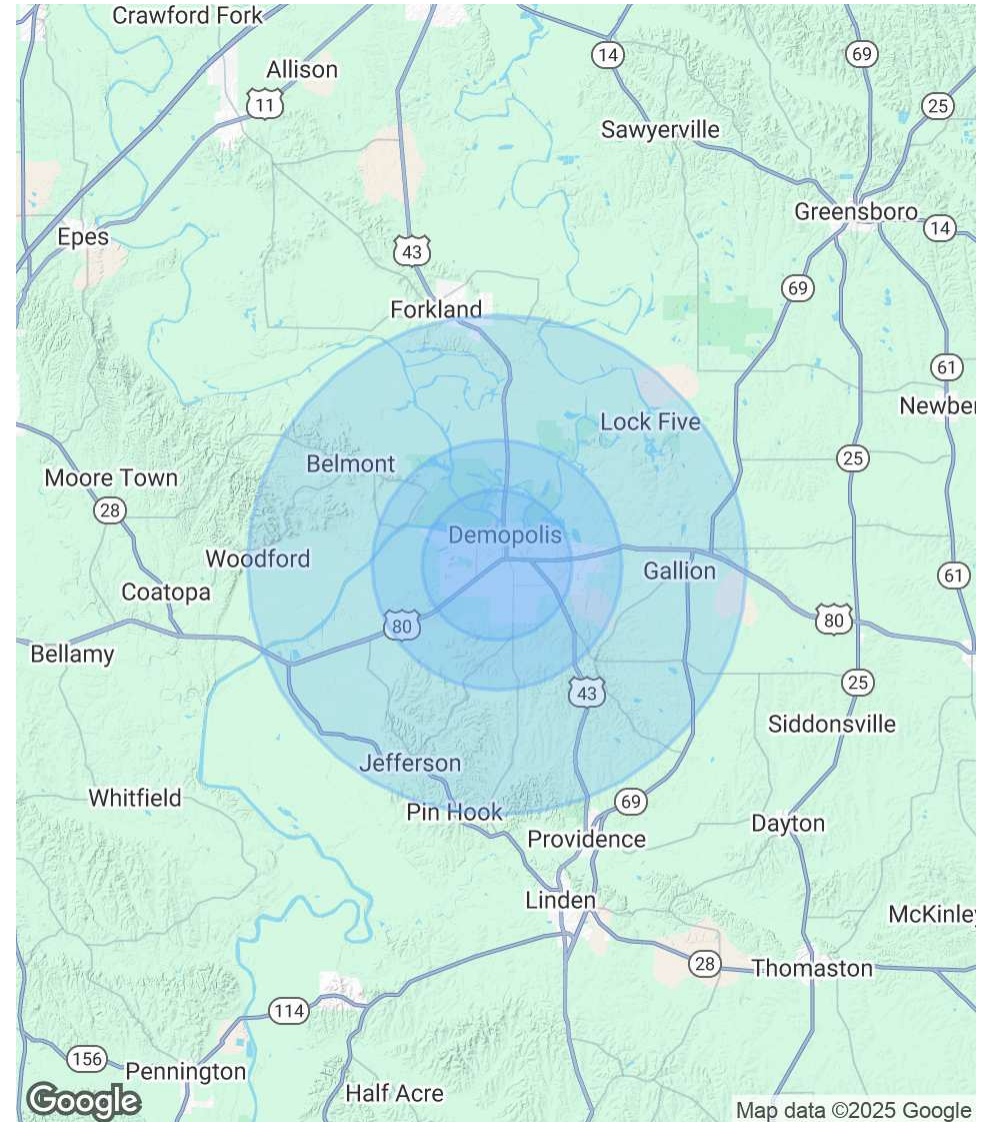
521 US HIGHWAY 80 E

Demopolis, AL 36732

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,753	7,604	10,233
Average Age	40	41	42
Average Age (Male)	38	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,855	3,214	4,361
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$81,219	\$80,366	\$76,763
Average House Value	\$199,511	\$196,508	\$193,225

Demographics data derived from AlphaMap



JOHN MICHAEL HOLTMANN

Principal
601.914.0800
johnmichael@concordcompanies.co

CONCORD
COMPANIES