

FOR SALE



JACKSON, AL
Former *Walgreens* #10982

± 2.17 AC | ~10.5K SF | Mixed-Use 2 | \$850,000

2501 COLLEGE AVE

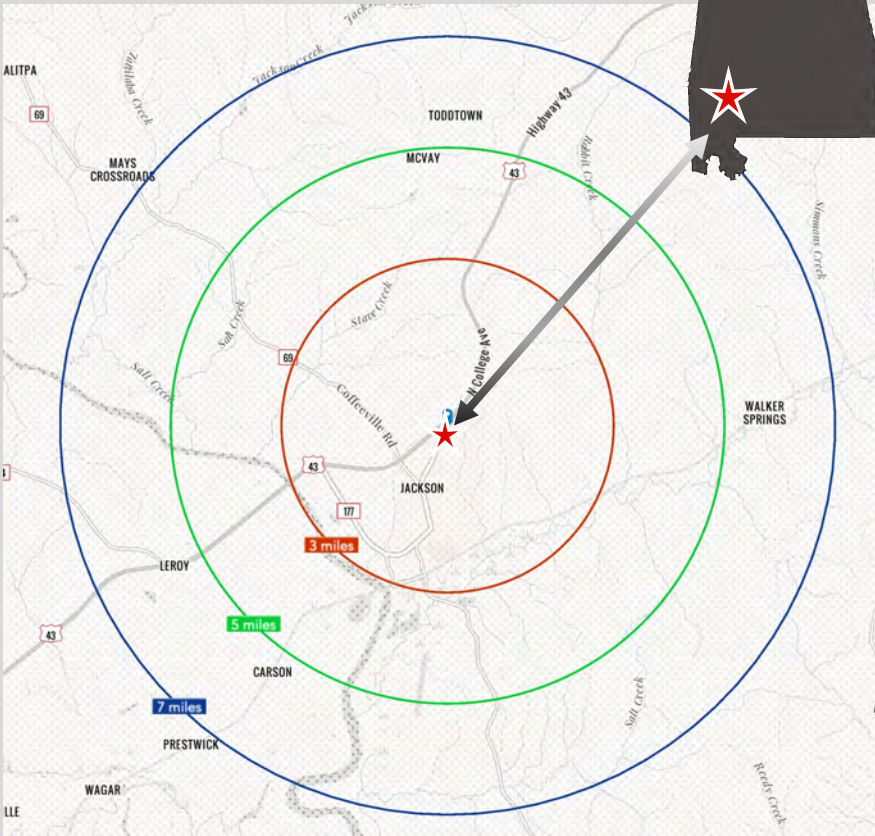


Property Overview

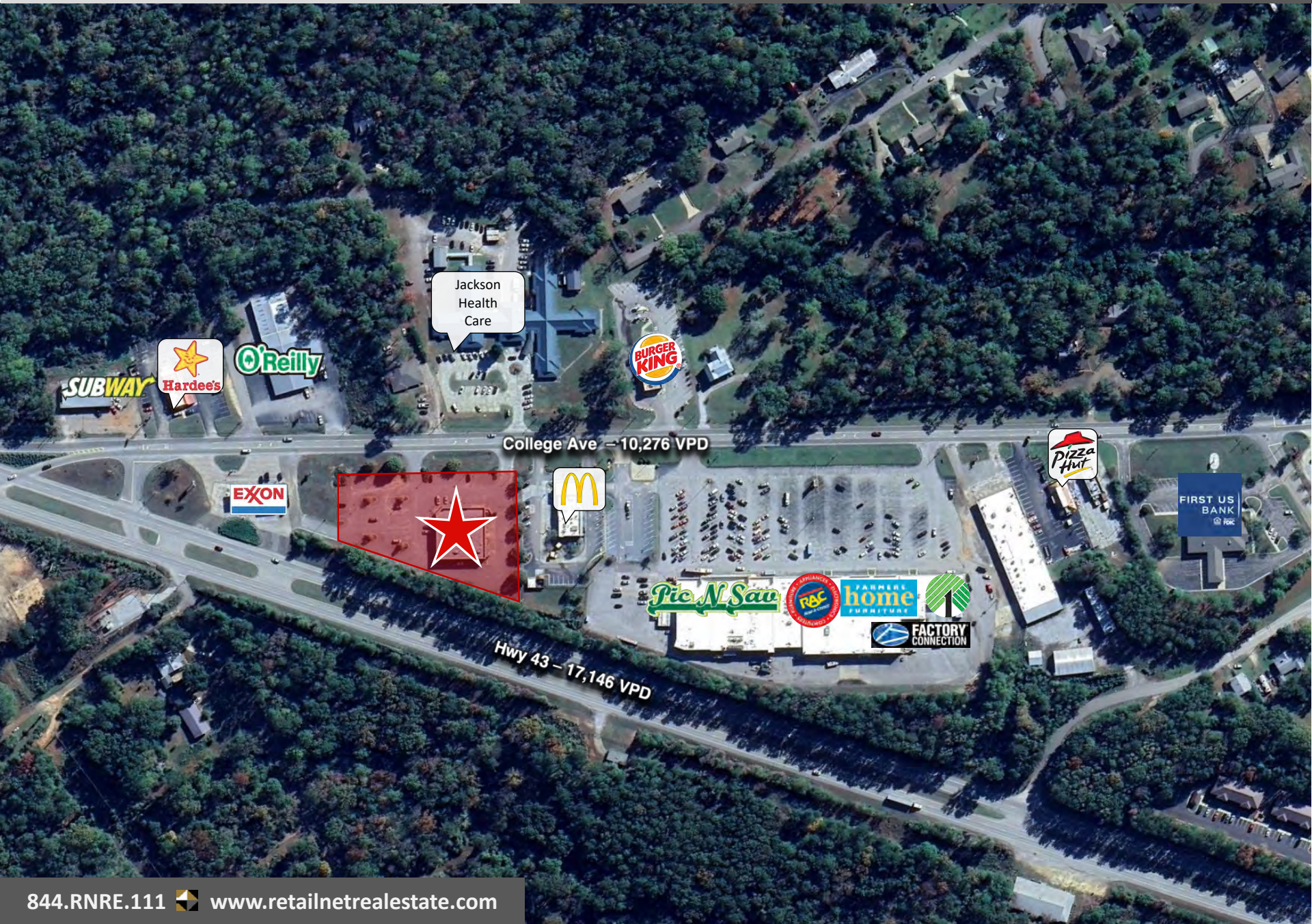
- ✦ **Offering Price.** \$850,000
- ✦ **Delivery.** 'As-Is', Vacant (FF&E not included)
- ✦ **Property.** ±2.17 AC
- ✦ **Building.** ~10,500 SF + DT
- ✦ **Parking.** ~87 spaces
- ✦ **Signage.** Dedicated pylon + building
- ✦ **Yr Built.** 2007
- ✦ **Parcel #.** 3509321000013000 [Property Record](#)
- ✦ **Access.** FI/FO on College Ave; extended FI/FO on Hwy 43
- ✦ **Zoning.** Mixed-Use 2, City of Jackson
- ✦ **Deed Restriction.** Pharmacy

Location Overview

- ✦ **Access.** Direct access to College Ave & Hwy 43
- ✦ **Adjacent Retailers.** McDonald's, Pic N' Sav, Rent-a-Center, Dollar Tree, Farmers Home Furniture, Factory Connection, O'Reilly, Burger King, Hardee's and Pizza Hut.
- ✦ **Jackson Health Care.** 91-bed skilled nursing facility is across from subject.
- ✦ **Jackson Medical Center.** 35-bed facility is 1 mile
- ✦ **Downtown Jackson.** ~2 miles.
- ✦ **Nearby schools.** ±2 mi from Jackson Middle School and ±2 mi from Coastal Alabama Community College.
- ✦ **Mobile, AL.** ±60 miles south



'25 Estimates	3 Miles	5 Miles	7 Miles
Population	5,084	6,374	7,969
Households	2,214	2,747	3,417
Avg. HH Inc.	\$71,604	\$72,349	\$73,320
Hwy 43 – Daily Traffic Count Estimate			17,146
College Ave – Daily Traffic Estimate			10,276



Jackson Health Care

SUBWAY

Hardee's

O'Reilly

BURGER KING

College Ave -- 10,276 VPD

EXXON

McDonald's

Pizza Hut

FIRST US BANK

Pie N' Saw

R&C

PANHANDLE HOME FURNITURE

FACTORY CONNECTION

Hwy 43 -- 17,146 VPD



Jackson Medical Center #



Jackson Health Care



College Ave - 10,276 VPD

Hwy 43 - 17,146 VPD





Hwy 43 – 17,146 VPD

College Ave – 10,276 VPD

EXXON

SUBWAY



O'Reilly

Jackson Health Care



Drive-Thru



Hwy 43 – 17,146 VPD

College Ave – 10,276 VPD



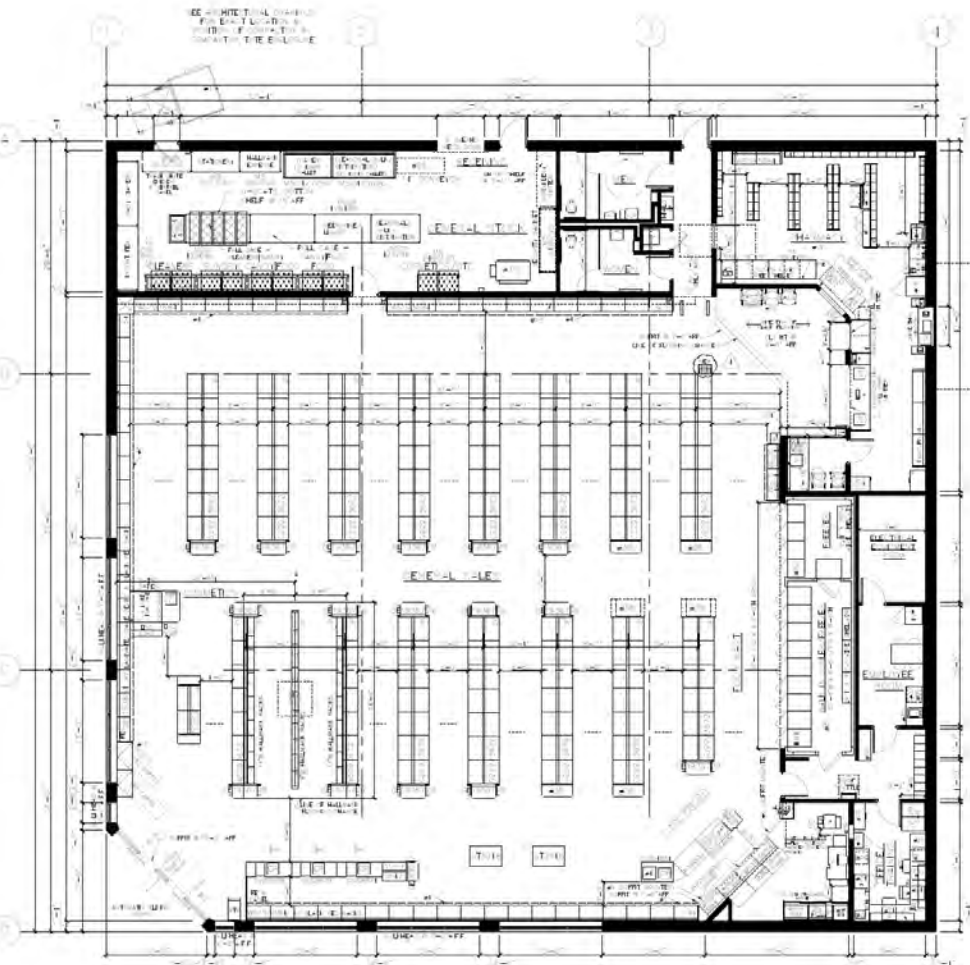


Drive-Thru





FF&E not included



PHR FURNITURE LEGEND			GENERAL NOTES		
A11	GUEST CHAIR - NEW	3	GENERAL SALES AREA:		
A11	GUEST CHAIR - EXISTING	0	1. PLEASE PROVIDE PROPER A & D CLEARANCES ON BOTH SIDES OF ALL DOORS		
A12	BAR/ATRIC GUEST CHAIR-NEW	1	2. MIRROR ON THE WALL		
A13	GUEST CHAIR WITH CASTERS-NEW	1	3. COSMETIC CORNICE		
Q2	MEDICAL STOOL-NEW	1	4. SALES AREA CORNICE (STYLISH MOUNTED)		
3.1	MOBILE STORAGE CART-NEW	1	5. PHOTO CORNICE (PICTURE MTD UNLESS NOTED)		
			6. CARNET TABLES & DESIGN LINKS FURNISHED AND INSTALLED BY WALKER/DO. WHEN SHOWING		
			7. MASTER BILT REACH-IN REFRIGERATION PROVIDE 2 AIR SPACES BETWEEN COOLERS AND FREEZERS)		
			8. MASTER BILT REACH-IN COOLERS PROVIDE ADD 2" AT EACH END FOR END PANELS		
			A. MD 08 6" 0" W X 42 3/8" D		
			B. MD 06 6" 0" W X 42 3/8" D		
			C. MD 04 6" 0" W X 42 3/8" D		
			D. MD 02 6" 0" W X 42 3/8" D		
			E. MD 01 6" 0" W X 42 3/8" D		
			9. #1000 COOL MASTER DOORS 26 3/4" X 72" EACH AND		
			10. #1000 FREEZER MASTER DOORS 26 3/4" X 72" EACH BY ANTHONY		
			A. DOORS) FOR EACH DOOR PROVIDE (1) 1) BEYONDFLOW GRAVITY SHELVES, UPPER (2) WITH SLIDES AND LOWER (2) WITH ROLLERS		
			B. 9 DOORS) FOR EACH DOOR PROVIDE 36" 8" QTY NYLA LITE SHELVING SYSTEM AT FLOOR LEVEL		
			C. DOORS) FOR EACH DOOR PROVIDE 270 ANTHONY SHELVES		
			D. DOORS) FOR EACH DOOR PROVIDE (2) 2) ANTHONY SHELVES AND (4) 4) MTD MERCHANDISER SHELVES		
			F. DOORS) DO DOUBLE DOCK ROLLER CONVEYOR		
			G. ICE CHEST BY VENDOR		
			11. CANE RAILS W/ DISPLAY SHELF & SLAT WALL ABOVE		
			12. PROVIDE A 6" BLACK VINYL BASE AT ALL CHECKOUTS		
			13. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM		
			PHARMACY DEPARTMENT		
			14. PATIENT SEATING AREA (4) SEATS		
			15. PROVIDE ELECTRIC FOR FUTURE ROBOTICS		
			16. COMPUTER TERMINAL		
			17. IN-INTERCOM TERMINAL		
			18. TRAINING TERMINAL (IN TRAINING ROOM)		
			19. RX CABINET		
			CX SAFE		
			A. (1) 2 DOOR SAFE		
			B. (1) 1 DOOR SAFE		
			20. REFRIGERATOR		
			21. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER - 30 UNCE/DOCK/INERTS:		
			#1 - RX 3 DRAWER FILE INSERT		
			#2 - RX 3 DRAWER FILE INSERT		
			#3 - RX OPEN INSERT		
			#4 - RX CONSULTATION COUNTER UNIT		
			#5 - RX PRINTER INSERT		
			#6 - RX 5 DRAWER FILE INSERT		
			#7 - RX OPEN CABINET WITH CPU SHELF		
			#8 - RX OPEN CABINET		
			#9 - RX 10 DRAWER FILE CABINET		
			OFFICE		
			22. PROVIDE TILED FLOOR & VINYL WALLCOVERING		
			23. UNDER COUNTER SHELF UNIT		
			24. PRINTER		
			25. LATERAL FILE		
			26. COMPUTER		
			27A. P.O.S. TERMINAL		
			28. AS400 TERMINAL		
			29. OFFICE P.C.		
			30. TELL LOCKER		
			31. TV & VCR (IN TRAINING ROOM)		
			STOCKROOM		
			32. REST-A-FLEX CONVEYOR		
			33. GRAVITY CONVEYOR		
			34. POWER ROLLER CONVEYOR		
			35. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMBOS		
			36. TRASH COMPACTOR		
			37. BALER		
			38. CARDBOARD COMPACTOR		
			EMPLOYEE ROOM		
			39. 30" O.D. LOCKERS (1) 16 W/ COAT LOCKER W/ REINFORCED DOORS, (8) 4 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS		
			40. 6" 0" W X 2 3/8" EMPLOYEE COUNTER W/ (1) CABINET		
			41. EMPLOYEE ROOM REFRIGERATOR		
			PROVIDE 2" CLEARANCE WHEN NEXT TO COUNTER)		
			42. EMPLOYEE ROOM SINK (IN COUNTER)		
			43. 4" 0" MIRROR CENTERED ON WALL ABOVE COUNTER		
			MISC (LANT/OUT)		
			44. 1" 0" ELECTRICAL OUTLET FOR FUTURE USE		
			45. VENDOR RACKS: REMOVE BASE DECK & SHOES, (END PANELS TO REMAIN)		
			46. PROVIDE OPENING FOR ONE-WAY GLASS		
			47. SEE INTERIOR ELEVATION FOR LOCATION		
			48. NEWSPAPER RACK (1) VENDOR		
			49. PICTURE CASE PLUS TERMINAL		

PROJECT DATA						
TYPE	NEW LOCATION	<input type="checkbox"/>	SECURITY	<input type="checkbox"/>	MARKET	<input checked="" type="checkbox"/>
	EXISTING BLDG.	<input type="checkbox"/>	PHOTO	<input type="checkbox"/>	LIQUOR	<input type="checkbox"/>
	REMODEL	<input checked="" type="checkbox"/>	PHARMACY	<input checked="" type="checkbox"/>	24 HOUR	<input type="checkbox"/>
SQUARE FOOT AREA SUMMARY						
DEPARTMENT	SALES	STOCK	SERVICE	TOTAL EXISTING	TOTAL NEW	
GEN SALES	NEW	EXISTING	NEW	EXISTING	NEW	
MARKET	NEW	EXISTING	NEW	EXISTING	NEW	
RX	NEW	EXISTING	NEW	EXISTING	NEW	
PHOTO	NEW	EXISTING	NEW	EXISTING	NEW	
WINE & BEER	NEW	EXISTING	NEW	EXISTING	NEW	
CLINIC	NEW	EXISTING	NEW	EXISTING	NEW	
HWC	NEW	EXISTING	NEW	EXISTING	NEW	
BSMT	NEW	EXISTING	NEW	EXISTING	NEW	
2ND FLOOR	NEW	EXISTING	NEW	EXISTING	NEW	
TOTAL EXISTING						
TOTAL AREA - FIRST FLOOR				10,500 SQ. FT.		
TOTAL AREA - OTHER LEVELS				2,500 SQ. FT.		
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS:				10,000 SQ. FT.		
SUMMARY OF CHANGES						
LINEAL FOOTAGE	EXISTING	PROPOSED	CHANGE			
TOTAL LINEAL FOOTAGE	852 in R	852 in R	0 in R	0%		
SHELVING	739 in R	739 in R	0 in R	0%		
SWEEPING CARDS	84 in R	84 in R	0 in R	0%		
SEASONAL	0 in R	0 in R	0 in R	0%		
COOLERS	20 in R	20 in R	0 in R	0%		
FREEZERS	0 in R	0 in R	0 in R	0%		
LOCK-ROTTIDGE	0 in R	0 in R	0 in R	0%		
UP-MARKET	0 in R	0 in R	0 in R	0%		
TOTAL LIQUOR STORE LINEAL FOOTAGE	0 in R	0 in R	0 in R	0%		
LIQUOR STORE SHELVING	0 in R	0 in R	0 in R	0%		
LIQUOR STORE COOLERS	0 in R	0 in R	0 in R	0%		
LIQUOR STORE FREEZERS	0 in R	0 in R	0 in R	0%		
STOCK ROOM SHELVING	0 in R	0 in R	0 in R	0%		
PHARMACY LINEAL FOOTAGE	88 in R	88 in R	0 in R	0%		
STOCK ROOM OYSTERS	0.00%					
PROMO FOOTAGE						
END STAND QTY	EXISTING	PROPOSED	CHANGE			
TOUR PANEL QTY	52	52	0 QTY	0%		
TANK QTY	2	2	0 QTY	0%		
QUISBY	8	8	0 in R	0%		
BEAUTY	14	14	0 in R	0%		
SQUARE FOOTAGE						
BUILDING SQ. FT.	EXISTING	PROPOSED	CHANGE			
STOCK SQ. FT.	991 sq ft	991 sq ft	0 sq ft	0%		
PH INTERIOR SQ. FT.	706 sq ft	706 sq ft	0 sq ft	0%		
HEALTHCARE SQ. FT.	888 sq ft	888 sq ft	0 sq ft	0%		
DAILY LIVING SQ. FT.	6,939 sq ft	6,939 sq ft	0 sq ft	0%		
FIXTURE LEGEND						
G	04DDOLA	D	W	H	COLOR	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH.
GE	04DDOLA	D	W	H	COLOR	EXAMPLE: 30 48 DISPLAY TABLE
WS	19	30	14"	WT	DT	30 48 DISPLAY TABLE
WALL	D	W	H	COLOR	DISP	
*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS						
REMODEL & HATCH LEGEND						

TERMS

OFFERING PRICE \$850,000

DELIVERY Vacant (FF&E not included)

TERMS 'As-Is', No Financing Contingency

DEED RESTRICTION Pharmacy

OFFERS EVALUATED AS RECEIVED

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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