



308 E 6th St, Tuscumbia, AL 35674

\$0.96 - \$1.80/SF/YR

\$0.08 - \$0.15/SF/MO

308 East 6th Street - Downtown

Retail | Single tenant | 27,878 sq. ft.



Michael Parker
256.678.4148

Listing Added: 09/05/2023

Listing Updated: 09/06/2023

Building Details

Property Type	Retail, Land, Special Purpose
Subtype	Commercial, parking, banking, pharmacy, Gold's Gym, Goodwill, Trader Joe's, Fresh Market, Equipment Rental, Schwab, Investment, Low Taxes, Five Guy's, Ace, Child Care, Learning Center, BBQ, Dance, Chase, Supply, entertainment, gallery, Vintage, Thrift, Coffee, family, condo, loft, Aldi
Tenancy	Single
Total Building SQFT	0
Vacant SQFT	28,248
Land Acres	0.64
Land SQFT	28,248
Lot Size (acres)	0.64
Class	A
Buildings	0
Stories	0
Frontage	107ft on two streets - 6th and 7th St.
Taxes (cost per SQFT)	\$0.01
Total Parking Spaces	20+ public off-street parking spaces adjacent to property
Power	Yes
Cross Street	Cave St. & 6th St.
Zoning	B-3
APN	1302043005021000
County	Colbert County
Submarket	Tuscumbia Downtown 6th Street
Submarket Cluster	Muscle Shoals

Building Description

In the heart of the Shoals this hard to find lot in the central business district is available for lease or sale to the right tenant. Zoning allows you to build right up to the property line facing both 6th and 7th Street. Tuscumbia roads are super-wide and there is already off street city parking right in front of this lot on both streets. B-3 zone has the widest possible commercial use and you are relieved from most parking requirements. There is no for sale sign on this property. Please verify zoning comments with the city building department who happens to office next door. Owner would make a sweetheart deal for someone who can help the neighborhood pop: fancy grocery, coffee, vintage shop, BIKE SHOP, art gallery for the 6th street side. Equipment rental, nursery, thrift store, learning center for the back 7th street side. All serious inquires considered. This lot is more than half a football field right downtown. Trader Joes, Aldi, Five Guys, Taco Bell, Goodwill, Golds Gym, Fresh Market, Charles Schwab would be welcome. Call owner direct 256-978-4148 Mike — www.unitedspace.us

Building Highlights

- Lowest property taxes in the lower 48 states.
- 107ft Frontage on 6th street and 7th Street. 264ft long.
- 5110 cars per day on 6th street.
- Parking cutout on 6th already exists. Might be 20+ spaces. City maintained.
- Crude parking spots exist on 7th.
- Adjacent to Tuscumbia building department. Fast inspections!
- 7th street is lower than 6th and might lend itself to a parking deck underneath
- 28248 sq feet total land area. .64 acre.
- Acquisition of adjacent multifamily would give control of Cave St. and 6th, a highly visible intersection.
- Affluent neighborhood, walkable to downtown and new entertainment zone. Carry your cup!
- Strong demographics.
- Will subdivide if tenant only wants frontage on one of these streets.
- 6th street would work nicely for eateries, coffee, daycare, learning center. Traffic 5000+/day
- 7th street. Nice for equipment rental (Next to Bldg Dept), fenced parking, or flex. Traffic in the 500's/day.
- If condos, www.remoteshoals.com provides \$10K grants for qualified workers to relocate.
- Absolute NNN lease preferred, or sale.

Building Location (1 Location)



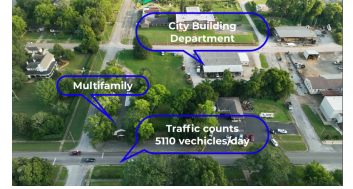
Details

Listing Type	Direct
Space Subtype	Commercial
RSF	27,878 SF
USF	24,000 SF
Parking	22+ public off street
Lease term	Negotiable
Total CAM (Per SF/MO)	\$0
Expense Rate (Per SF/MO)	\$0.01
Total Rate (Per SF/MO)	\$0.08
Total Monthly Rent	\$2,230.24
Rate	\$0.08 - \$0.15 / SF / MO
Days on Market	0 days

Floorplan



Building Photos (7 photos)



Demographic Insights

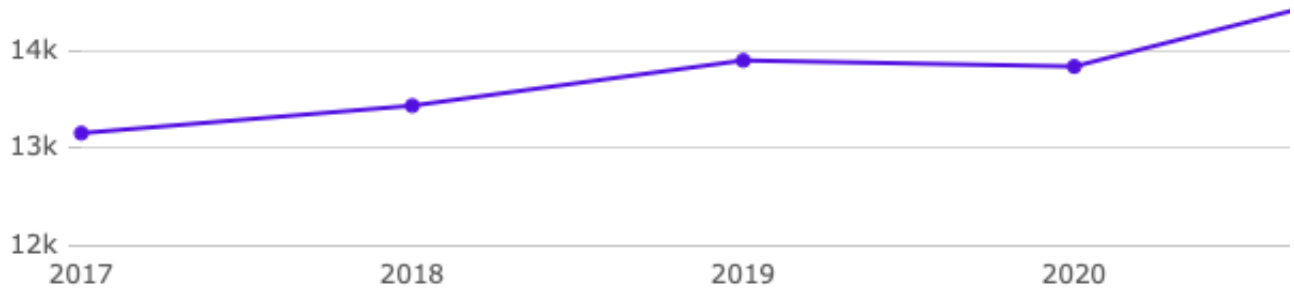


Population

14.6k

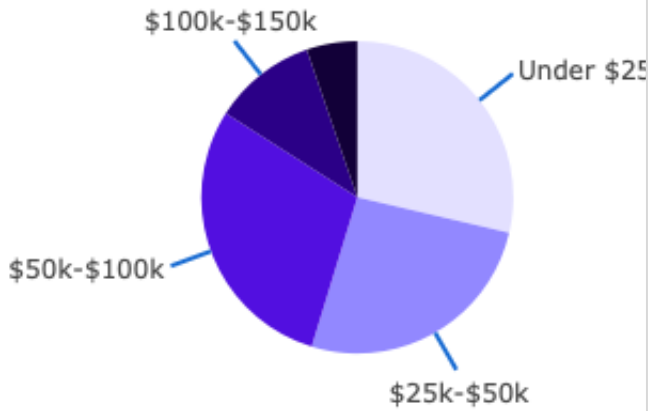
↑ 6%
Compared to 13.8k in 2020

↑ 11%
Compared to 13.1k in 2017



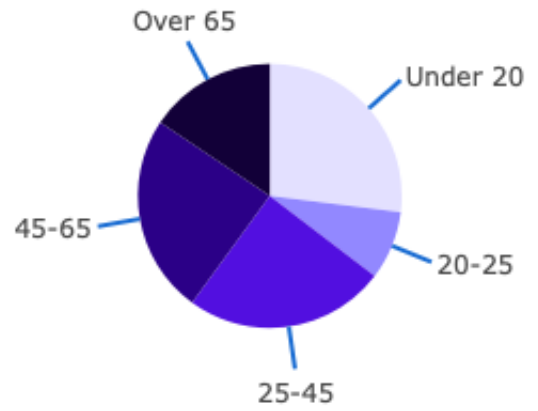
Household Income

\$57.9k **\$54.7k** ↓ **-5%**
Median Income 2028 Estimate Growth Rate



Age Demographics

39 **44** ↑ **14%**
Median Age 2028 Estimate Growth Rate



Number of Employees

11.4k

Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Manufacturing

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Transportation and warehousing, and utilities

Professional, scientific, and management, and administrative, and waste management services

Other services, except public administration

Construction

Finance and insurance, and real estate, and rental and leasing

Agriculture

Wholesale trade

Public administration

Information

Housing Occupancy Ratio

4:1

7:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:1

1:1 predicted by 2028

Renters

Homeowner