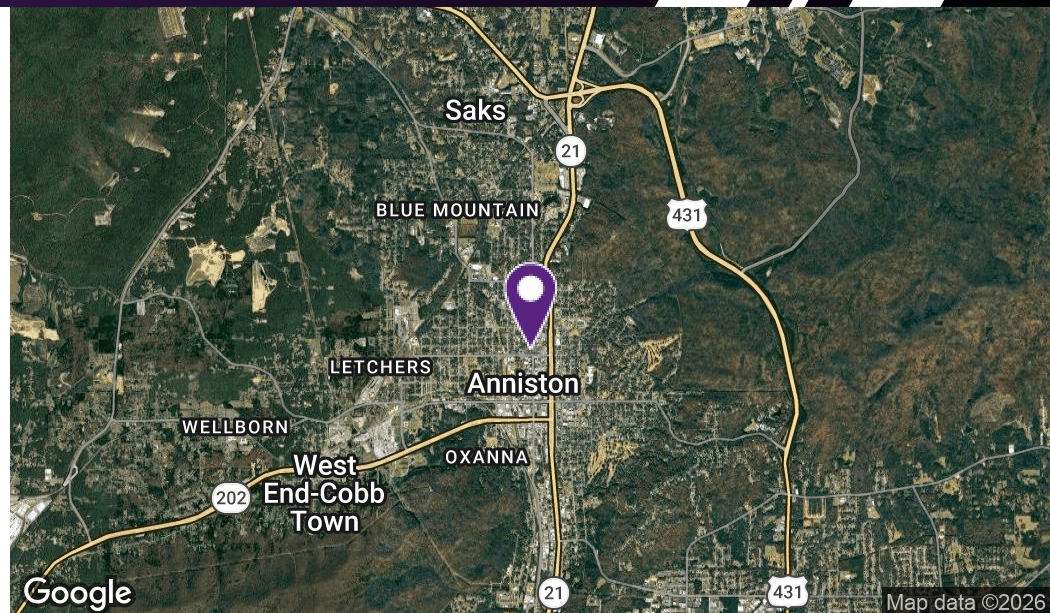


WAREHOUSE SPACE FOR SALE

1508 NOBLE ST, ANNISTON, AL 36201



PROPERTY HIGHLIGHTS

- 7,588 SF building occupying a major downtown intersection on Noble Street, one of Anniston's primary commercial corridors
- Directly accessible to Highway 21, four-lane route to I-20
- Large warehouse space with adjoining office, reception area, and conference room
- Located in the heart of downtown Anniston's historic Main Street District, surrounded by established businesses, restaurants, and civic landmarks
- Strong visibility and traffic exposure at a signalized downtown intersection

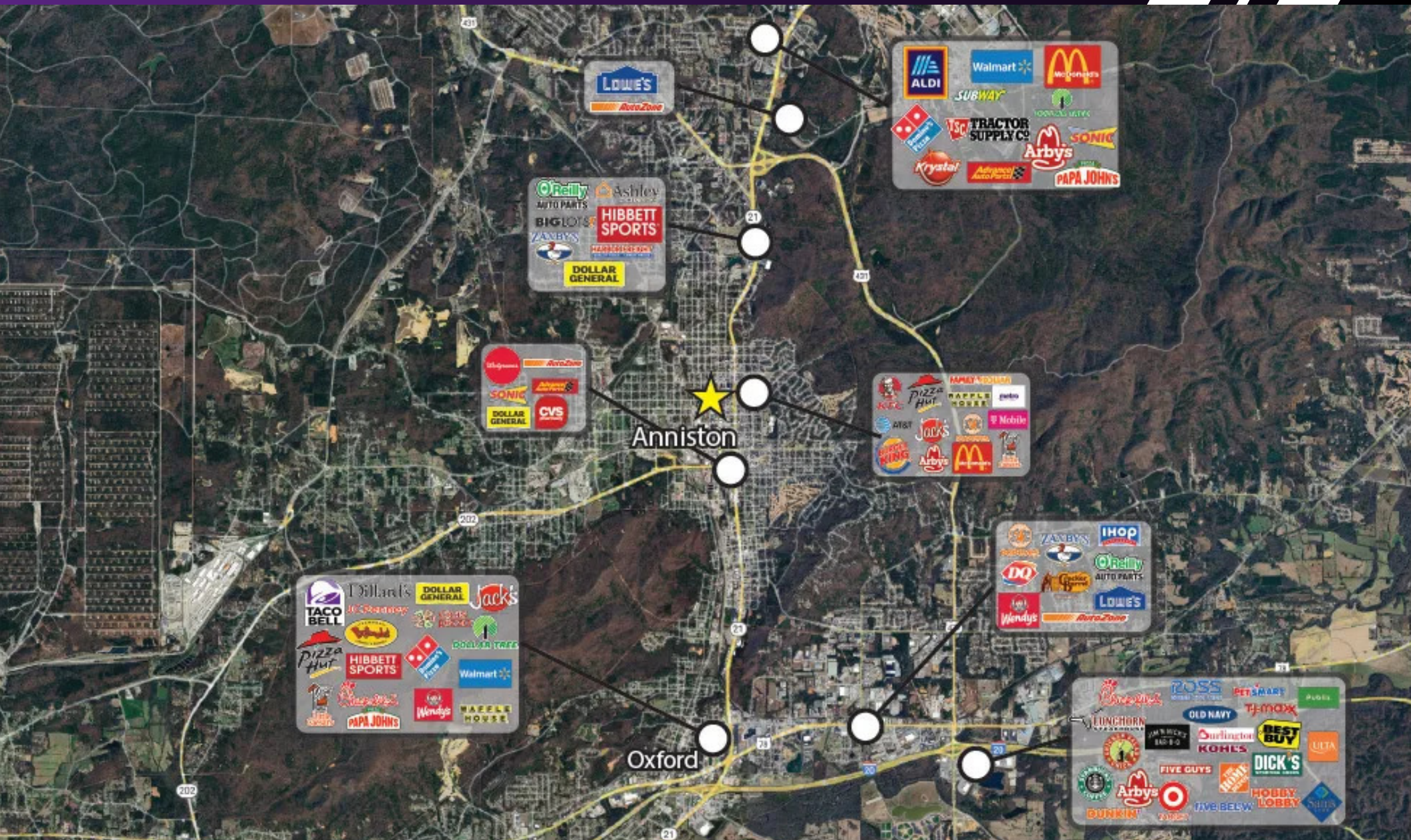
OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	7,588 SF
Lease Status:	Leased for 2 years

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,766	9,070	18,447
Total Population	3,996	21,114	44,129
Average HH Income	\$49,742	\$62,839	\$66,446

WAREHOUSE SPACE FOR SALE

1508 NOBLE ST, ANNISTON, AL 36201



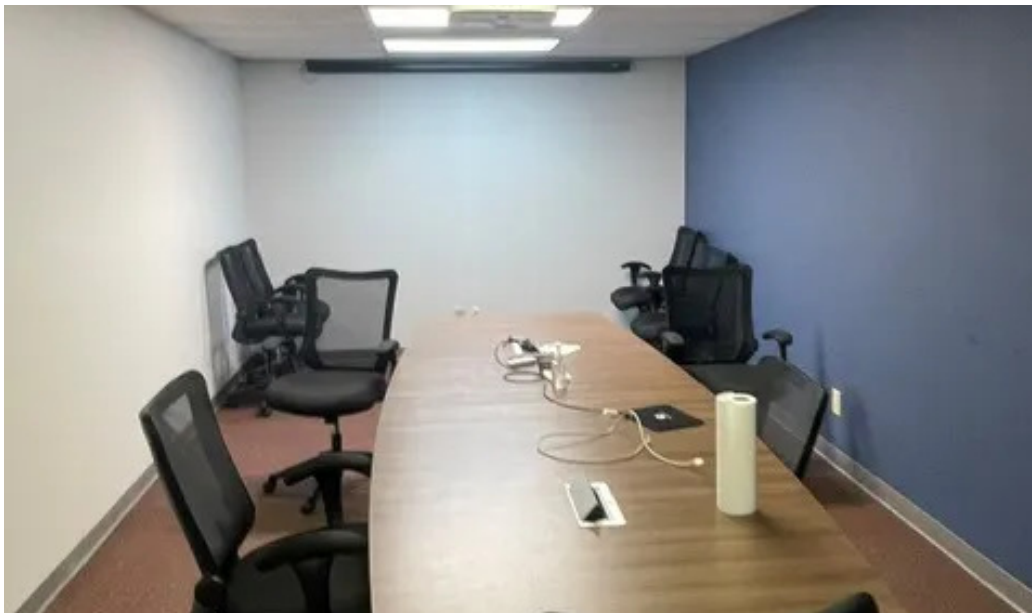
WAREHOUSE SPACE FOR SALE

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WAREHOUSE SPACE FOR SALE

1508 NOBLE ST, ANNISTON, AL 36201



WAREHOUSE SPACE FOR SALE

1508 NOBLE ST, ANNISTON, AL 36201

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,996	21,114	44,129
Average Age	43.4	42.6	41.4
Average Age (Male)	42.0	42.1	39.6
Average Age (Female)	44.2	43.5	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,766	9,070	18,447
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$49,742	\$62,839	\$66,446
Average House Value	\$78,056	\$126,396	\$144,131

2023 American Community Survey (ACS)

