

SALE

DRIVE THRU RESTAURANT

2579 Douglas Avenue Brewton, AL 36426



VISUAL MEDIA

PROPERTY DESCRIPTION

Drive Thru Restaurant at Signalized Intersection in Brewton, Alabama for Sale. Two parcels totaling 0.77 acres located at the lighted intersection of Douglas Ave/Hwy 31 N and Old Castleberry Rd at the Walmart Super Center Entrance. Dedicated turn lanes from south and north bound to the site and a single pole sign fronting Douglas Ave/Hwy 31. Onsite parking includes 48+ dedicated spaces with pick up/online ordering spaces and wrap around Drive Thru window. The restaurant includes 3,371 sf of heated and cooled space with an additional 1,198 sf covered patio in addition to a covered front entrance. Kitchen includes a 17 ft hood with fire suppression, walk in cooler, walk in freezer and onsite grease trap. National Retail anchors located to the eastern side of the property include Walmart Super Center, Murphy Gas, Hibbett, Dollar General, Cato Fashions and Whataburger. The south-western portion of the site is surrounded by Dogwood Hills Park, Dogwood Hills Golf Course and it is located 3 miles north of downtown Brewton. 5-Mile Demographics include a Total Population of 8,927 and an Average Household Income of \$70,238. AADT on Hwy 31 as reported by the ADOT for 2025 was 6310.

OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$850,000 |
| Lot Size: | 0.77 Acres |
| Building Size: | 4,569 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|----------|----------|
| Total Households | 398 | 3,049 | 5,169 |
| Total Population | 1,163 | 8,927 | 15,093 |
| Average HH Income | \$102,315 | \$70,238 | \$67,087 |

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EXTERIOR

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FLOORPLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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MAIN BAR/ SEATING AREA

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KITCHEN

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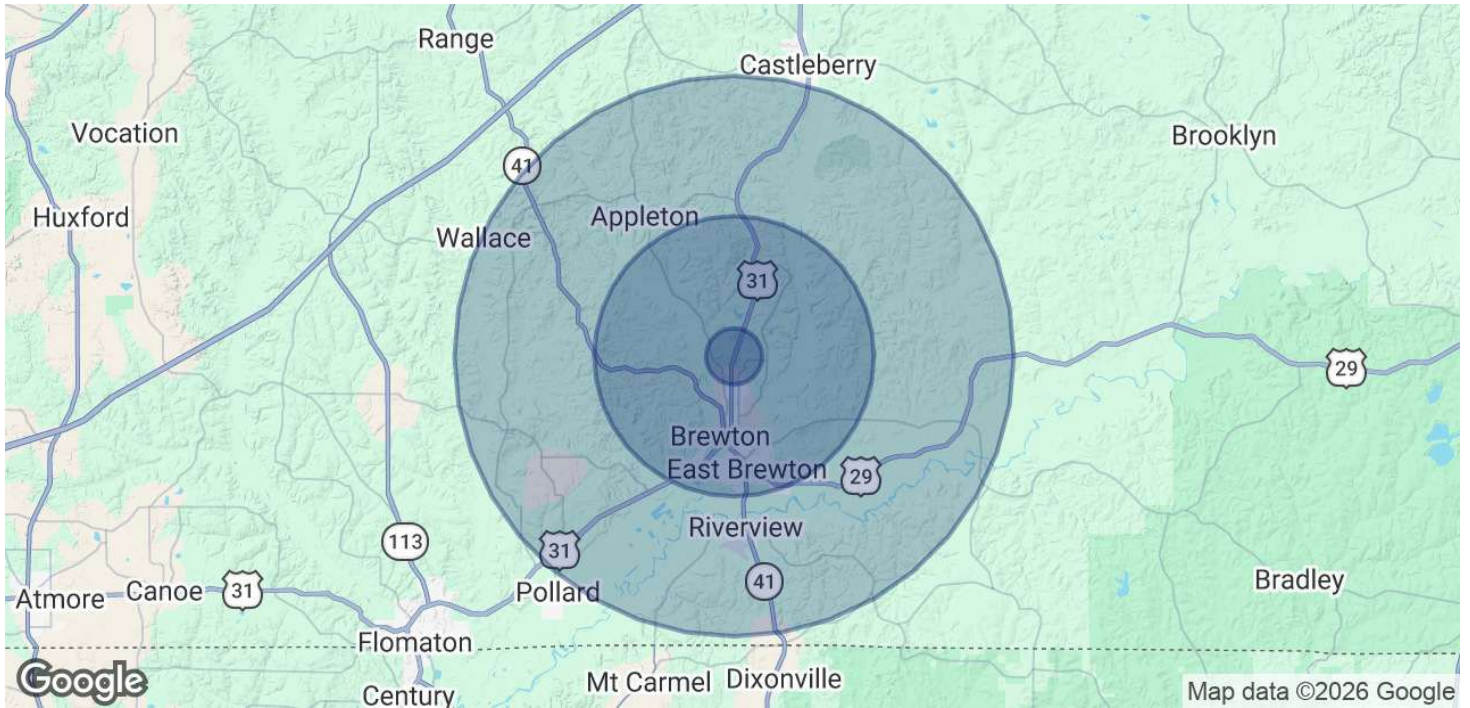


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DEMOGRAPHICS

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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,163 | 8,927 | 15,093 |
| Average Age | 44.7 | 38.2 | 37.2 |
| Average Age (Male) | 41.7 | 38.5 | 37.1 |
| Average Age (Female) | 50.1 | 38.5 | 38.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 398 | 3,049 | 5,169 |
| # of Persons per HH | 2.9 | 2.9 | 2.9 |
| Average HH Income | \$102,315 | \$70,238 | \$67,087 |
| Average House Value | \$240,326 | \$154,212 | \$131,924 |

2023 American Community Survey (ACS)

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