

PLUM TREE CENTER

1000 Beltline Road SW, Decatur, AL 35601



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 1000 Beltline Road SW, Decatur, AL. This exceptional property offers an ideal location for retail and commercial ventures, with high visibility and easy accessibility. Boasting ample parking and modern, well-maintained facilities, the property provides a welcoming environment for both tenants and clientele. With customizable spaces, flexible leasing options, and a dedicated management team, this property is primed for success. Take advantage of prime storefront opportunities and join a diverse mix of businesses in this thriving commercial hub. Elevate your brand and expand your reach at this sought-after Decatur address.

PROPERTY HIGHLIGHTS

- High-visibility location
- Ample parking for customers and employees
- Modern and well-maintained facilities
- Customizable retail and office spaces
- Diverse mix of businesses in the area
- Great signage and exposure

OFFERING SUMMARY

Lease Rate:	\$2,400.00 - 2,750.00 per month (NNN)
Number of Units:	22
Available SF:	2,400 - 3,200 SF
Building Size:	124,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,417	16,243	26,934
Total Population	8,176	39,177	66,643
Average HH Income	\$57,249	\$52,243	\$53,682

For More Information, Please Contact:

EMMETTE BARRAN, CCIM

256.303.1703

Qualifying Broker

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GEORGE A. BARRAN

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GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,400 - 3,200 SF

Lease Term:	Negotiable
Lease Rate:	\$2,400.00 - \$2,750.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	Available	2,400 SF	NNN	\$2,400 per month	Suite C is available for lease, offering 2,400 square feet of versatile retail/office space. It is ideally situated in the Plumtree Shopping Center in the heart of Decatur, AL.
Suite VI	Available	3,200 SF	NNN	\$2,750 per month	Suite VI, previously utilized as a chiropractor's office, offers versatile potential for retail use. This 3,200 sq. ft. space is ideally situated in the Plumtree Shopping Center, located in a prime area of Decatur, AL.

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PLUM TREE CENTER - SUITE C

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PLUM TREE CENTER - SUITE V1

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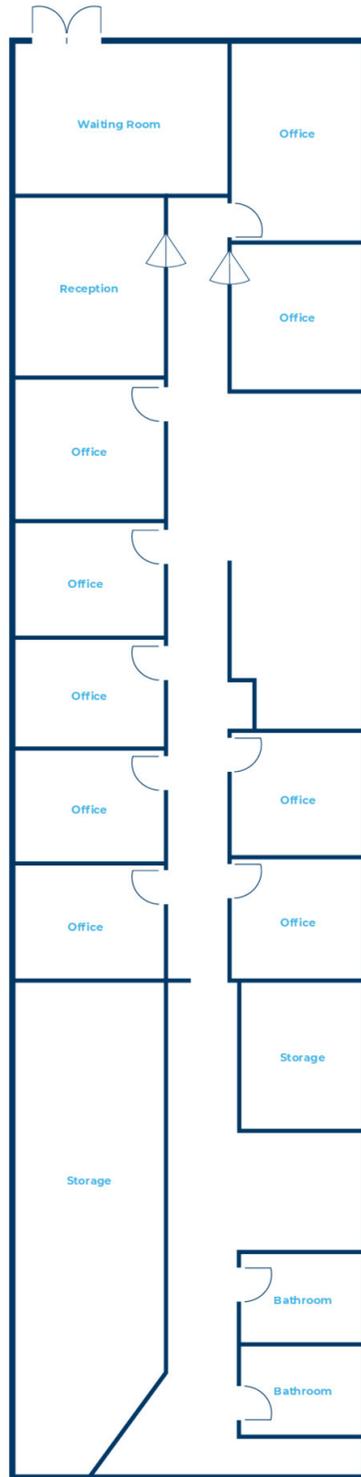
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FLOOR PLAN - SUITE V1

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RETAILER MAP

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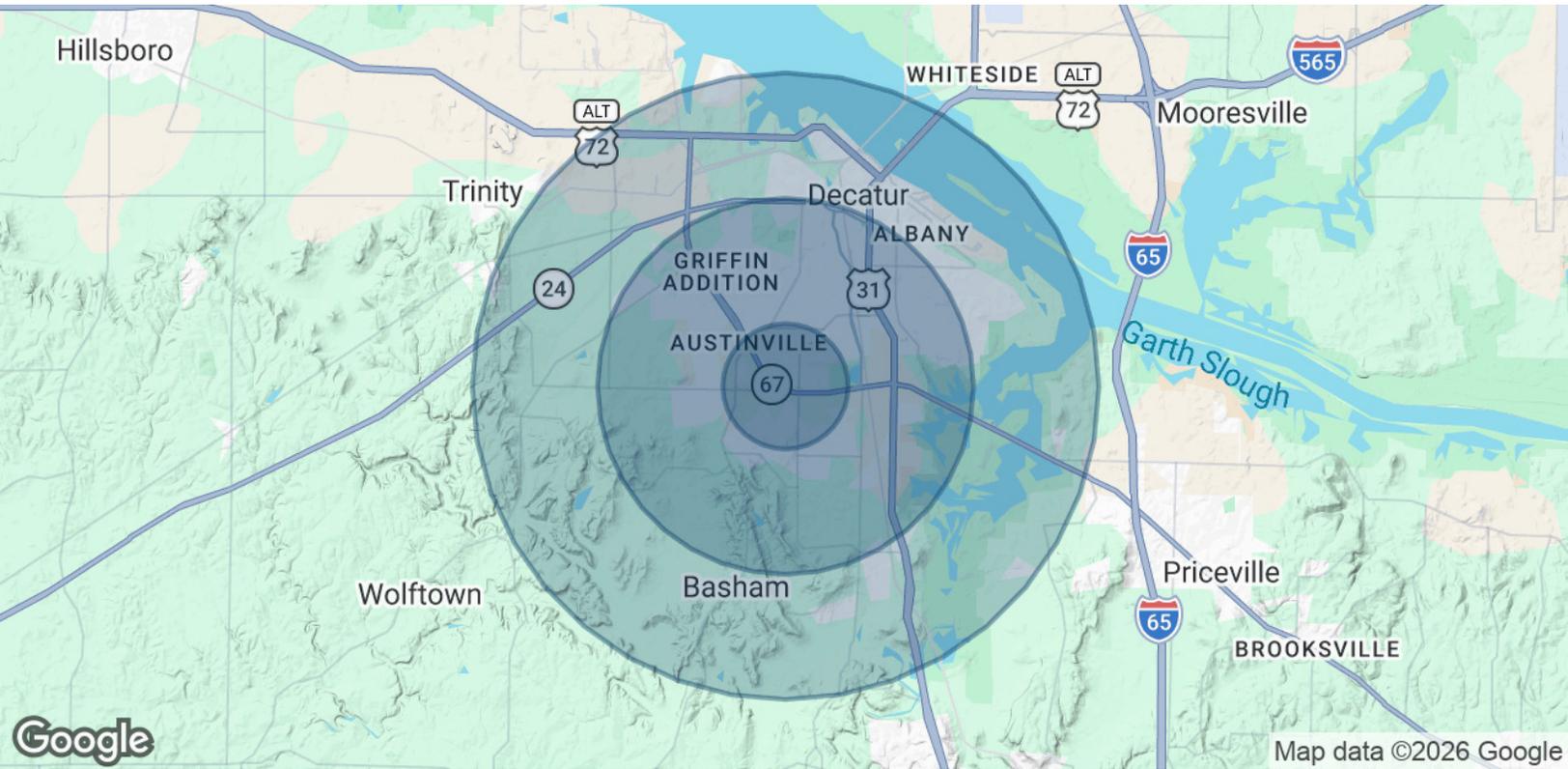
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,176	39,177	66,643
Average Age	33.9	36.5	37.3
Average Age (Male)	31.8	33.9	35.0
Average Age (Female)	37.2	38.6	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,417	16,243	26,934
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$57,249	\$52,243	\$53,682
Average House Value	\$181,796	\$139,629	\$122,987

2020 American Community Survey (ACS)

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