

FORMER BURGER KING

30024 Alabama 79, Locust Fork, AL 35097



OFFERING SUMMARY

Sale Price:	\$625,000
Year Built:	2019
Building Size:	2,568 SF
Market:	Birmingham
Submarket:	Blount County
Price / SF:	\$243.38

PROPERTY OVERVIEW

The Former Burger King is a 2,568 SF freestanding restaurant building constructed in 2019 and offered for sale. The property features a modern layout designed for efficient restaurant operations, with strong curb appeal and a highly functional footprint well-suited for a variety of retail, QSR, or fast-casual concepts. The building's recent construction supports reduced near-term capital needs and provides an investor with a newer-generation asset that can be repositioned for an owner-user or leased to a new tenant. With its adaptable design and turnkey restaurant infrastructure, the property presents an attractive opportunity for investors seeking a single-tenant retail or restaurant acquisition.

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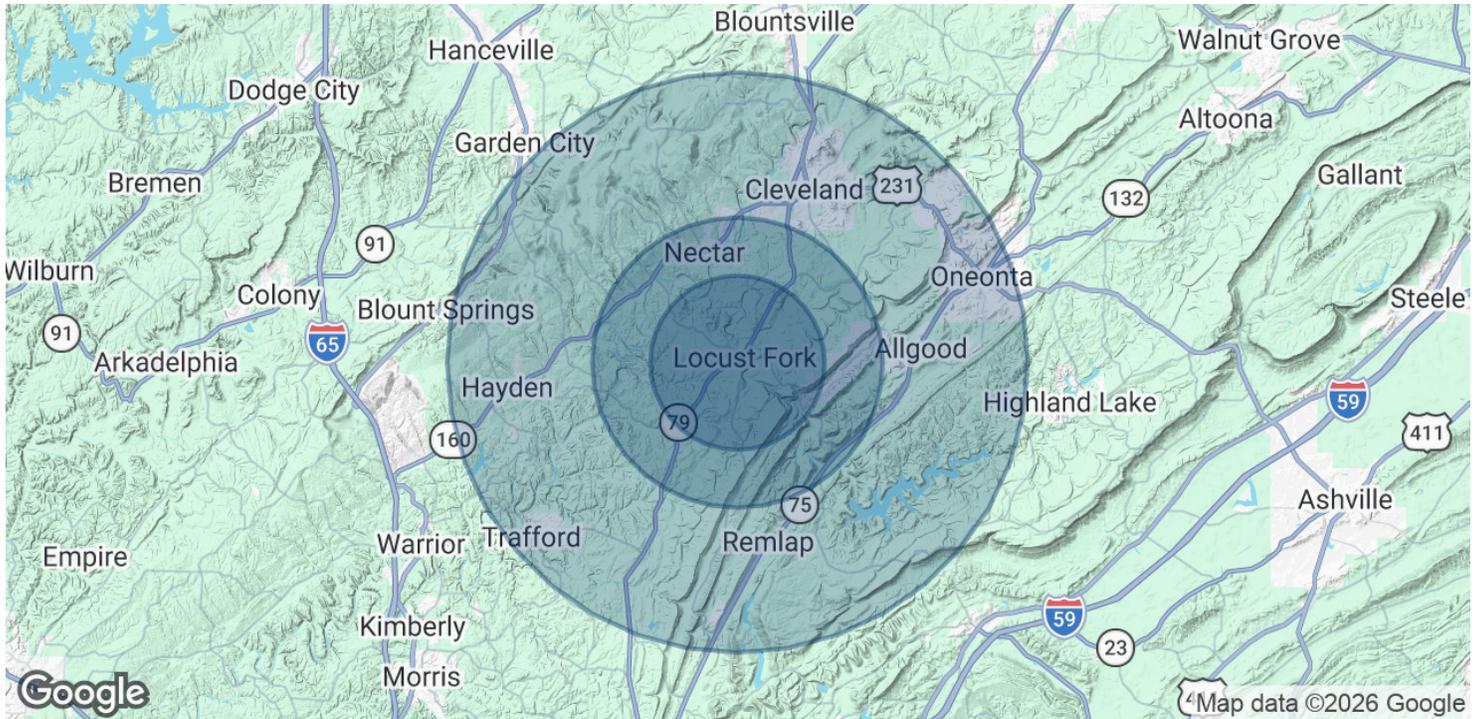


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,511	7,728	31,304
Average Age	43	42	41
Average Age (Male)	43	42	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,361	2,951	11,776
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$81,477	\$86,244	\$87,319
Average House Value	\$219,619	\$217,453	\$235,933

Demographics data derived from AlphaMap

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