



PROPERTY DESCRIPTION

Freestanding retail building For Sale or Lease. Conveniently located on the signalized corner of Pinson Valley Pkwy and Springdale Rd in the heart of Tarrant and surrounded by hundreds of Industrial facilities. Easy access to I-20 and BHM International Airport. Property is currently zoned Light Industrial allowing for multiple business opportunities including Industrial and Commercial uses. Call to discuss!

PROPERTY HIGHLIGHTS

- Signalized Corner
- Ground level overhead door
- Fully Conditioned
- Heavy Traffic Counts +/-36,000 VPD
- +/-850sf lean to storage area

OFFERING SUMMARY

Sale Price:	\$675,000
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	0.55 Acres
Building Size:	5,939 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,076	5,318	11,842
Total Population	4,432	11,029	23,267
Average HH Income	\$37,565	\$38,440	\$38,613

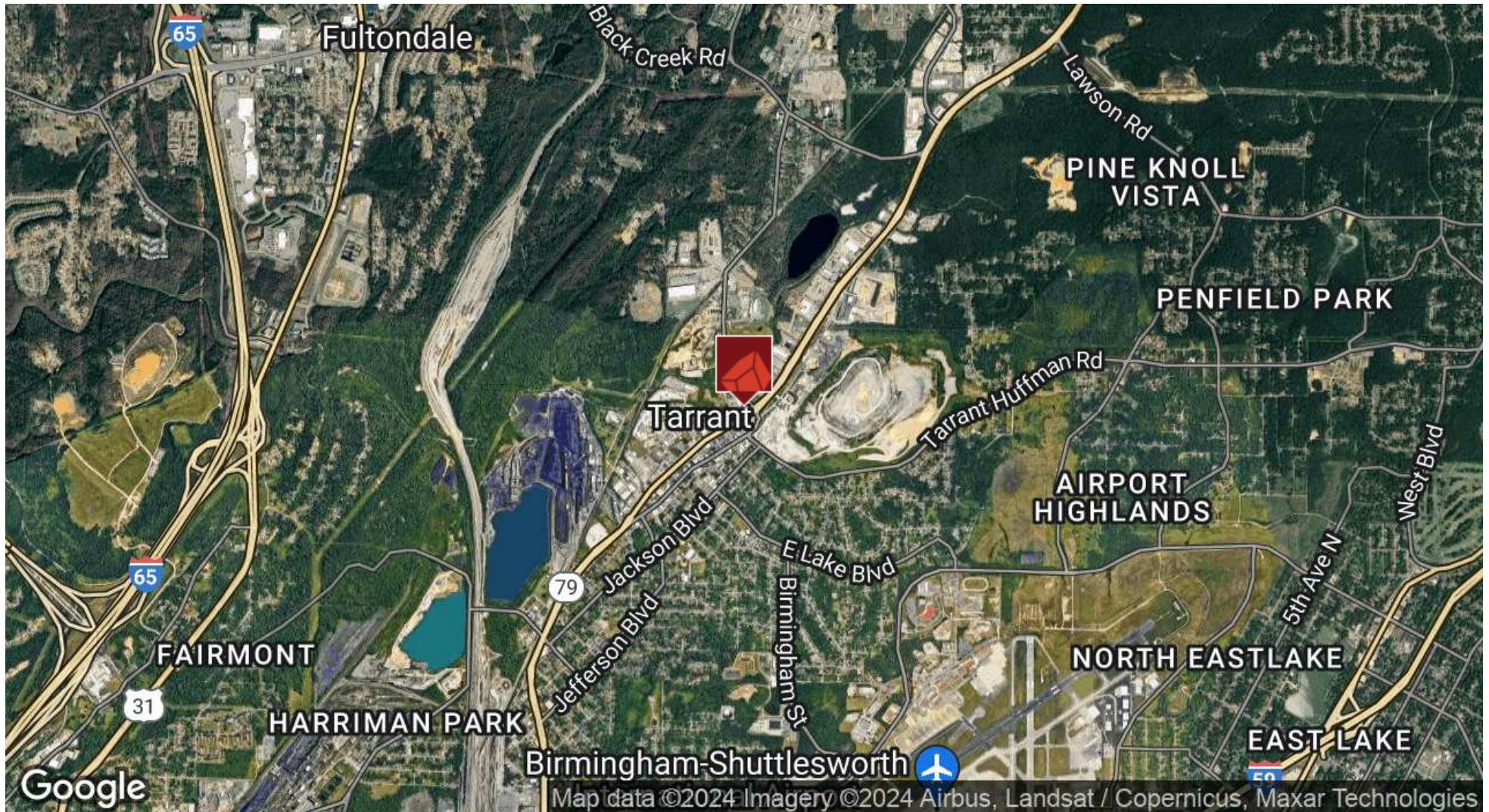
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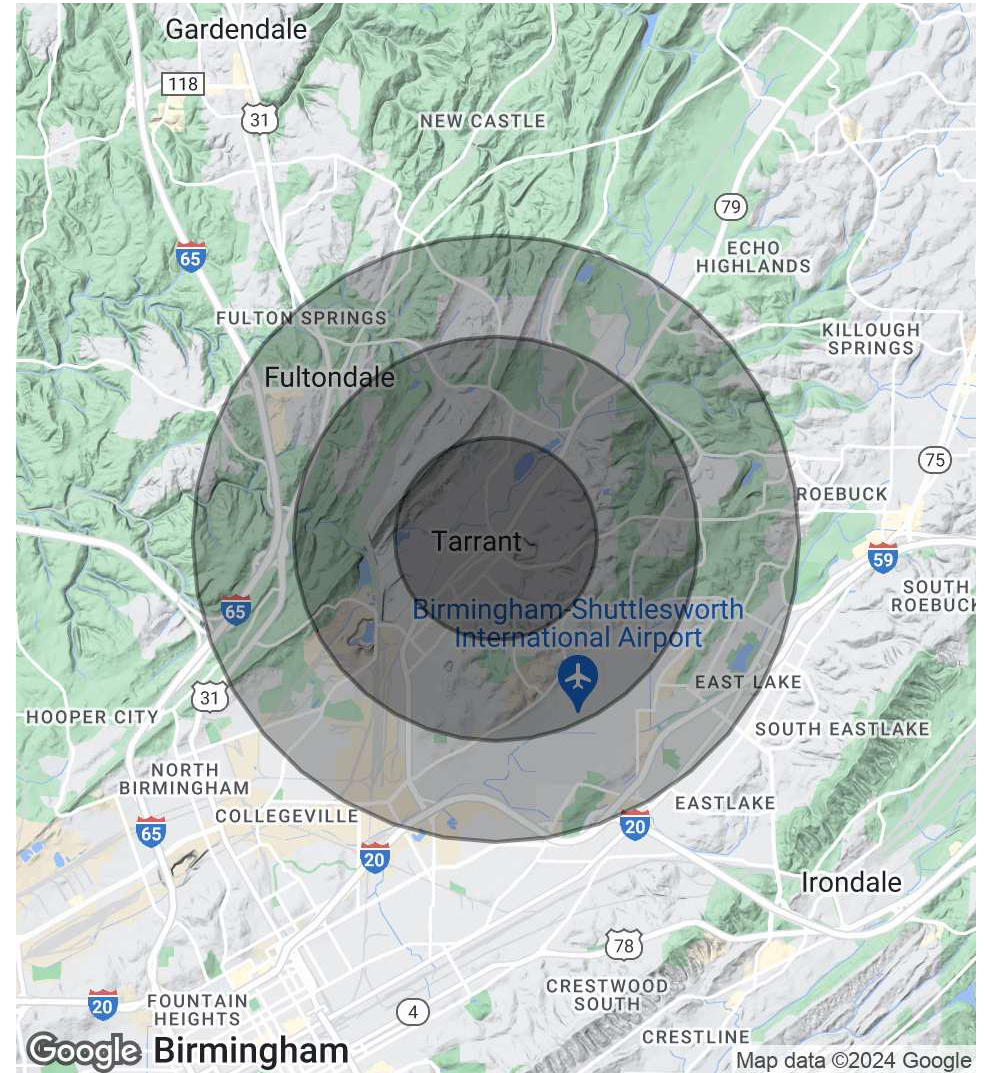
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,432	11,029	23,267
Average Age	35.5	36.6	39.2
Average Age (Male)	30.8	33.3	36.6
Average Age (Female)	39.3	39.0	41.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,076	5,318	11,842
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$37,565	\$38,440	\$38,613
Average House Value	\$83,056	\$92,484	\$89,511

2020 American Community Survey (ACS)



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