

TRADE SERVICE OFFICE WITH WAREHOUSE

101 East Byrd Road, Hartselle, AL 35640



PROPERTY DESCRIPTION

Experience the epitome of versatility at 101 East Byrd Road, Hartselle, AL, 35640. This exceptional property offers a prime location for lease, boasting a spacious Office / Office Warehouse suitable for a range of business needs. Delight in the expansive layout, designed to accommodate seamless operations and dynamic workflows. Revel in the modern amenities, including ample parking, versatile office space, and flexible warehouse configurations. With a strategic address and premium facilities, this property represents a compelling opportunity to elevate your business to new heights. Embrace the potential of this outstanding space, perfectly tailored to meet your unique commercial aspirations.

PROPERTY HIGHLIGHTS

- Strategic location for accessibility
- Spacious and versatile layout
- Ample parking for convenience
- Modern and well-maintained facilities
- Ideal for diverse commercial uses

OFFERING SUMMARY

Lease Rate:	\$4,175.00 per month (NNN)
Number of Units:	1
Lot Size:	0.93 Acres
Building Size:	7,000 SF
Office Area:	1,250 SF
Warehouse Area:	5,750 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	118	385
Total Population	82	299	997
Average HH Income	\$90,230	\$90,230	\$88,712

For More Information, Please Contact:

GEORGE A. BARRAN

256.303.1109

Associate Broker

gbarran@gatewaycommercial.net

GATEWAY COMMERCIAL BROKERAGE, INC.

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

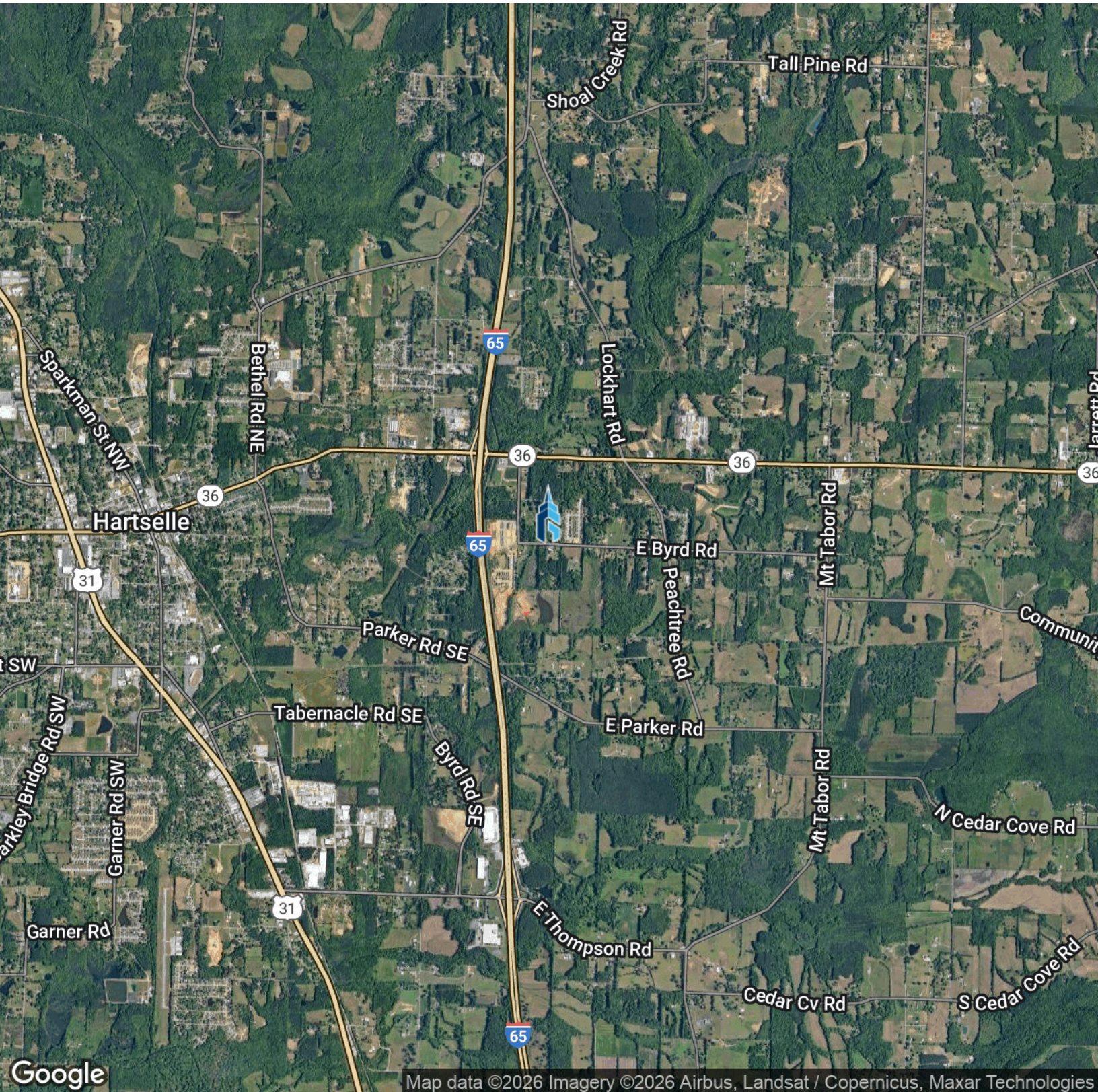
256.355.0721

www.gatewaycommercial.com

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LOCATION MAP

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EXTERIOR PHOTOS

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WAREHOUSE PHOTOS

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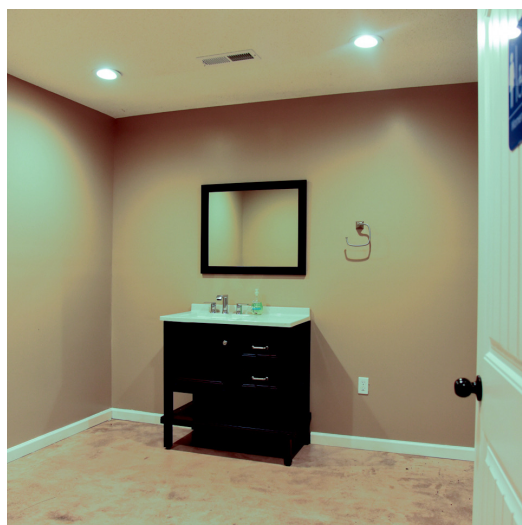
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OFFICE PHOTOS

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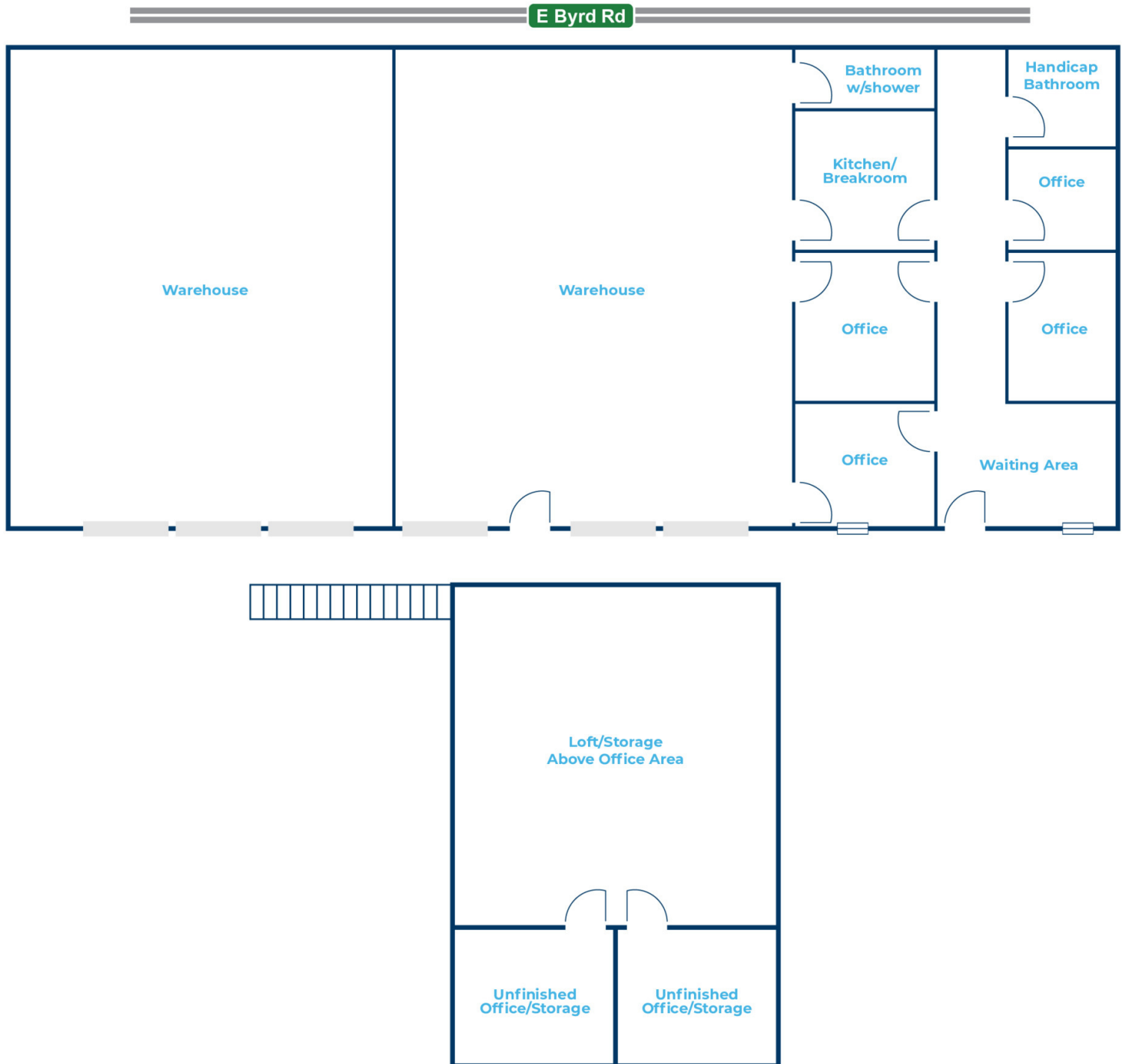
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FLOOR PLAN

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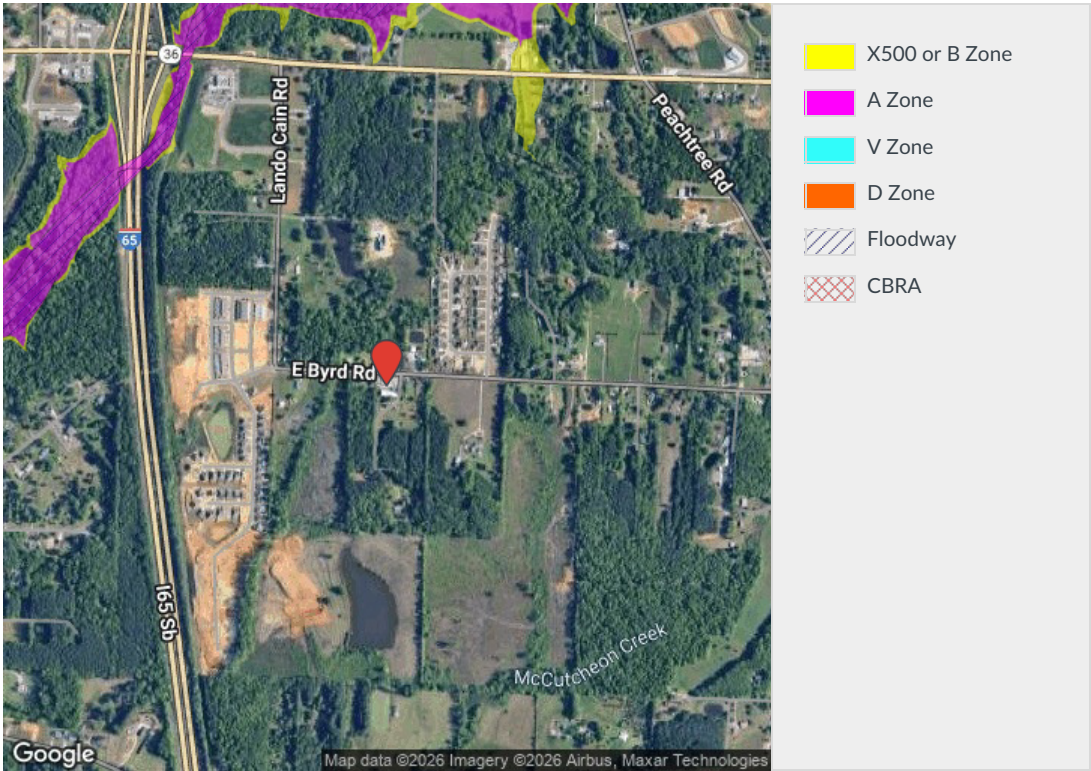
101 E BYRD RD HARTSELLE, AL 35640-8128

LOCATION ACCURACY: 📍 Excellent

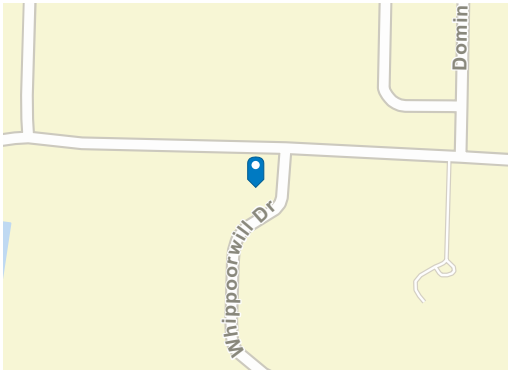
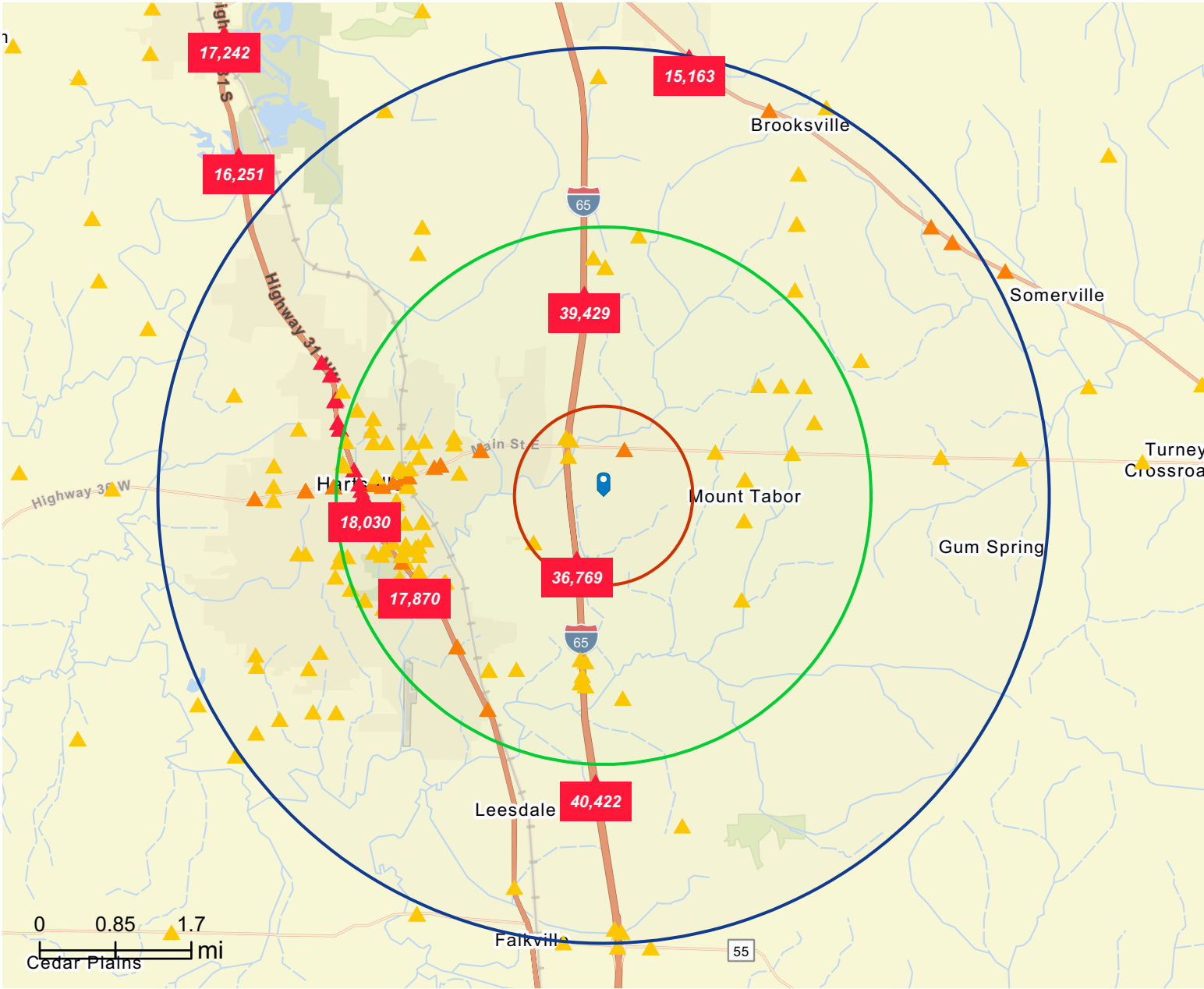
Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010175	PANEL	0209F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0209F

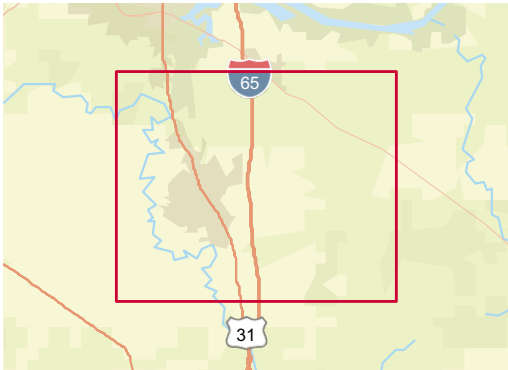


Rings: 1, 3, 5 mile radii



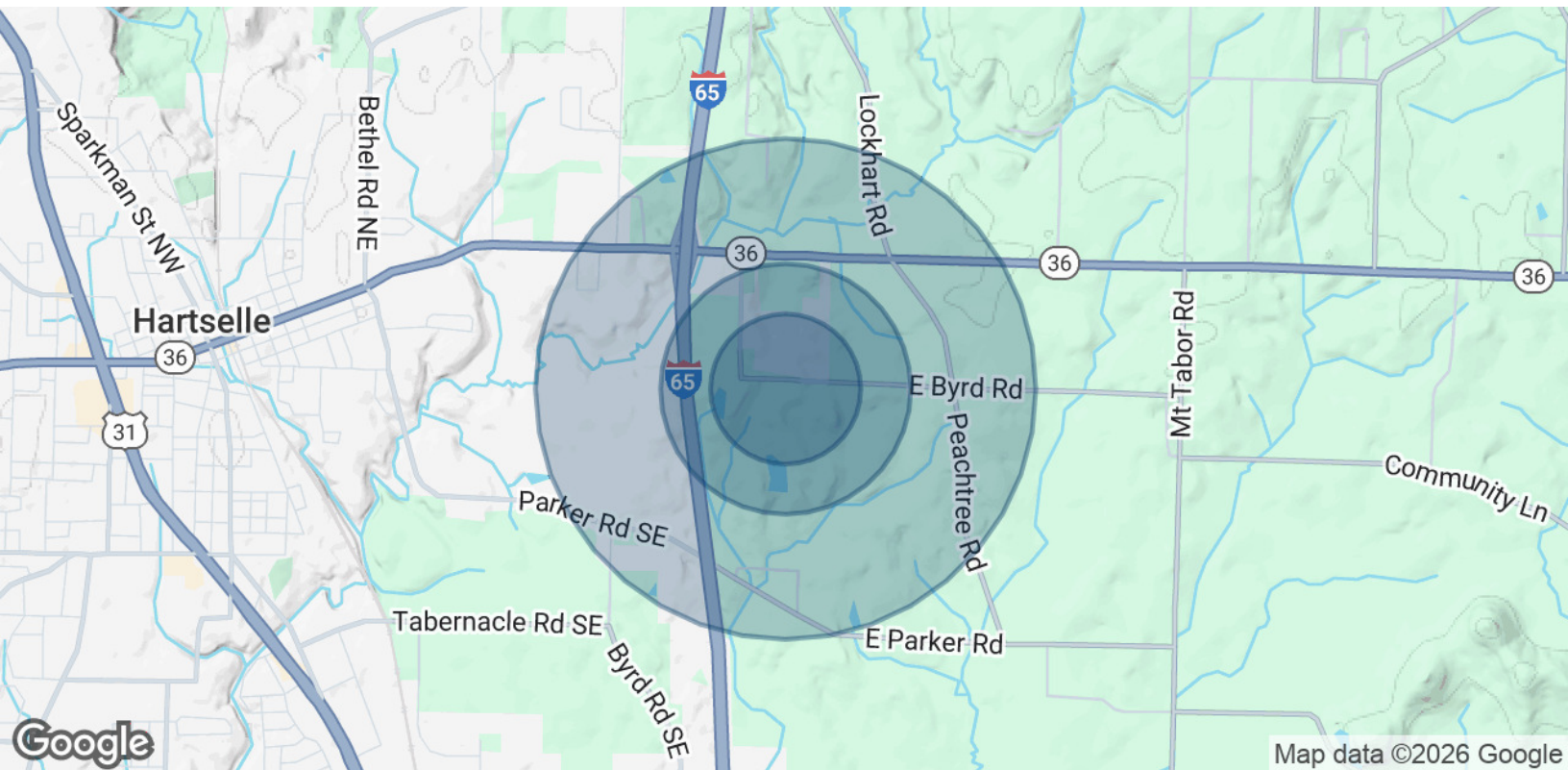
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	82	299	997
Average Age	41	41	41
Average Age (Male)	41	41	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	118	385
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$90,230	\$90,230	\$88,712
Average House Value	\$245,752	\$245,752	\$244,191

Demographics data derived from AlphaMap

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Executive Summary

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Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	879	10,008	21,624
2020 Population	1,000	10,655	23,064
2025 Population	1,026	10,835	23,317
2030 Population	1,032	10,872	23,403
2010-2020 Annual Rate	1.30%	0.63%	0.65%
2020-2025 Annual Rate	0.49%	0.32%	0.21%
2025-2030 Annual Rate	0.12%	0.07%	0.07%

Age			
2025 Median Age	40.8	41.4	41.8
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	83.6%	85.3%	87.1%
Black Alone	7.2%	5.2%	3.9%
American Indian Alone	0.5%	0.6%	0.6%
Asian Alone	0.7%	0.8%	0.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.5%	1.7%	1.5%
Two or More Races	6.5%	6.4%	6.2%
Hispanic Origin	3.4%	3.5%	3.2%
Diversity Index	33.8	31.4	28.3

Households			
2010 Total Households	359	4,111	8,449
2020 Total Households	401	4,324	9,020
2025 Total Households	417	4,452	9,317
2030 Total Households	426	4,530	9,497
2010-2020 Annual Rate	1.11%	0.51%	0.66%
2020-2025 Annual Rate	0.75%	0.56%	0.62%
2025-2030 Annual Rate	0.43%	0.35%	0.38%
2025 Average Household Size	2.46	2.42	2.48
Wealth Index	112	90	94

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	20.5%	22.0%	19.5%
Median Household Income			
2025 Median Household Income	\$87,155	\$79,049	\$87,539
2030 Median Household Income	\$106,397	\$91,291	\$100,273
2025-2030 Annual Rate	4.07%	2.92%	2.75%
Average Household Income			
2025 Average Household Income	\$117,404	\$103,386	\$107,074
2030 Average Household Income	\$132,057	\$114,262	\$117,630
Per Capita Income			
2025 Per Capita Income	\$46,238	\$41,730	\$43,132
2030 Per Capita Income	\$52,940	\$46,768	\$48,121
2025-2030 Annual Rate	2.74%	2.31%	2.21%
Income Equality			
2025 Gini Index	47.9	46.2	42.4
Socioeconomic Status			
2025 Socioeconomic Status Index	57.1	54.2	54.3
Housing Unit Summary			
Housing Affordability Index	120	110	125
2010 Total Housing Units	392	4,414	9,136
2010 Owner Occupied Hus (%)	80.5%	71.1%	76.0%
2010 Renter Occupied Hus (%)	19.5%	28.9%	24.0%
2010 Vacant Housing Units (%)	8.4%	6.9%	7.5%
2020 Housing Units	429	4,625	9,741
2020 Owner Occupied HUs (%)	79.3%	71.3%	75.1%
2020 Renter Occupied HUs (%)	20.7%	28.7%	24.9%
Vacant Housing Units	6.0%	7.3%	7.0%
2025 Housing Units	448	4,756	10,044
Owner Occupied Housing Units	79.9%	72.2%	75.9%
Renter Occupied Housing Units	20.1%	27.9%	24.1%
Vacant Housing Units	6.9%	6.4%	7.2%
2030 Total Housing Units	456	4,823	10,207
2030 Owner Occupied Housing Units	341	3,296	7,266
2030 Renter Occupied Housing Units	84	1,234	2,231
2030 Vacant Housing Units	30	293	710