

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$585,000
Building Size:	18,000 SF
Lease Price:	\$4,500 monthly
Lease Terms:	Triple Net Lease

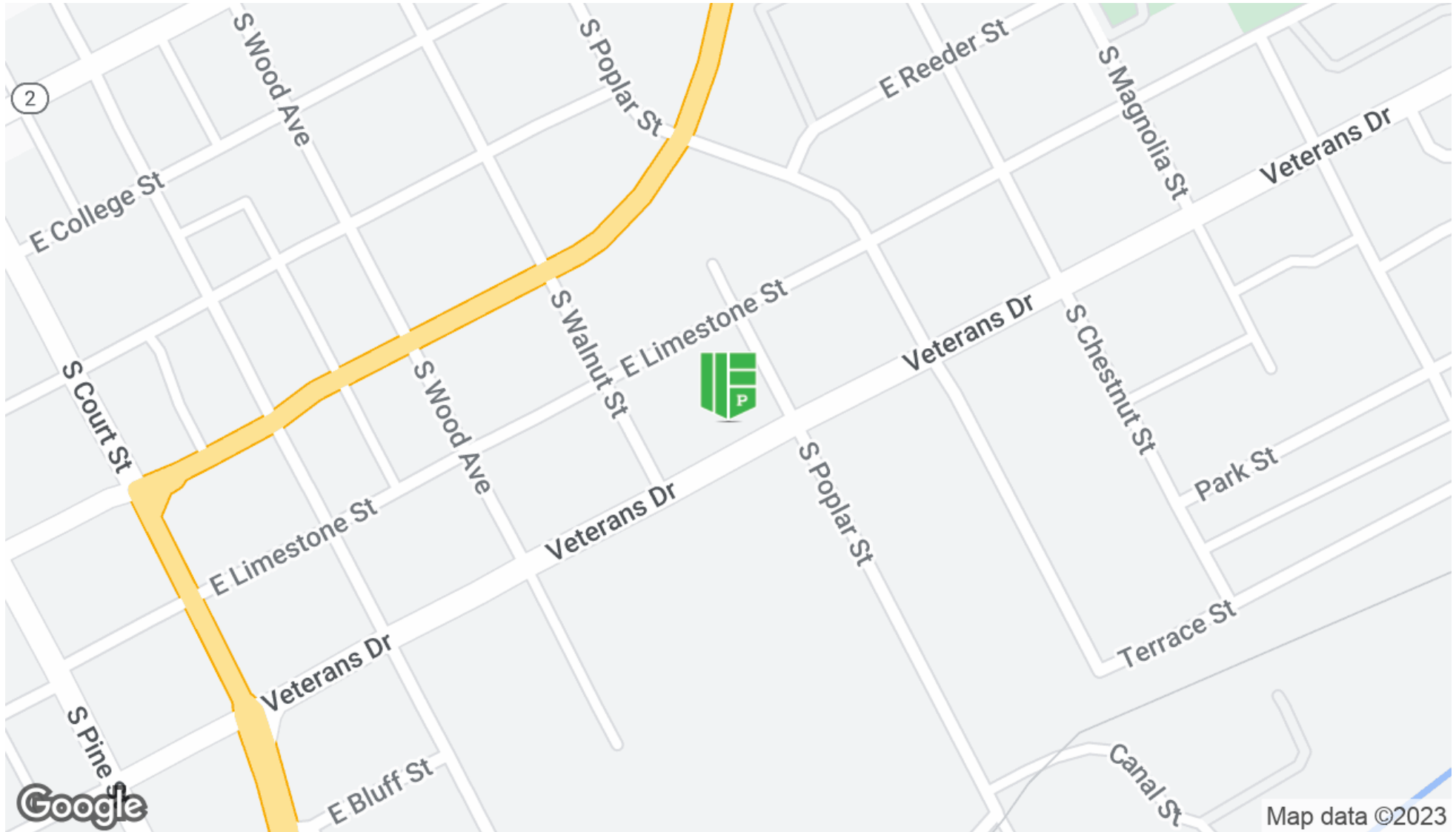
PROPERTY OVERVIEW

425 Veterans Drive is a heated 18,000 SF warehouse building situated on 0.54 acres of land near downtown Florence. The original 12,000 SF warehouse was built in 1968; in 1990, the building was expanded to its current 18,000 SF footprint. The building is accessible via two loading docks and a drive-level door. The building also features office space, a sales counter, and loft storage. Please contact listing broker about additional parking available on an adjacent parcel owned by a relative of the current owner. The property is located at the northwest corner of Veterans Drive and S. Poplar Street and offers convenient access to Colbert and Lauderdale Counties. The building is currently leased on a month-to-month basis, but tenant's occupancy can be terminated with thirty-days' notice in favor of a new long term lease or purchase contract.

ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,877	31,985	63,313
Average Age	33.3	34.9	37.8
Average Age (Male)	34.1	33.9	36.6
Average Age (Female)	34.7	37.9	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,598	16,831	32,164
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$31,472	\$40,059	\$47,268
Average House Value	\$156,796	\$119,358	\$148,550

* Demographic data derived from 2020 ACS - US Census

