

SALE/LEASE

Former Advance Auto Parts-Sale or Lease

*2639 West Meighan Blvd
Gadsden, AL 35904*



Exclusive Agent
Michael Johnson
Engel Realty Company, LLC
(205) 939-8233
mjohnson@engelrealty.com



SALE/LEASE

Former Advance Auto Parts-Sale or Lease

2639 West Meighan Blvd
Gadsden, AL 35904

Property Information:

- Formerly Advanced Auto Parts retail store
- 10,000 square feet
- .8 Acres site
- Versico Roof installed 2022 with 20 year transferrable warranty
- Constructed in 1994
- B-2 Zoning—City of Gadsden
- Etowah County
- Grade level roll up door in rear, no dock high loading
- Ideal for retail/QSR redevelopment or similar retail use
- Parking 5/1,000sf
- Located at 4-way lighted intersection
- Adjacent retailers include O'Reilly's Auto, Auto-Zone, Dollar Tree, Dollar General, CVS, and Jack's Restaurant, Roses, Royal Furniture.

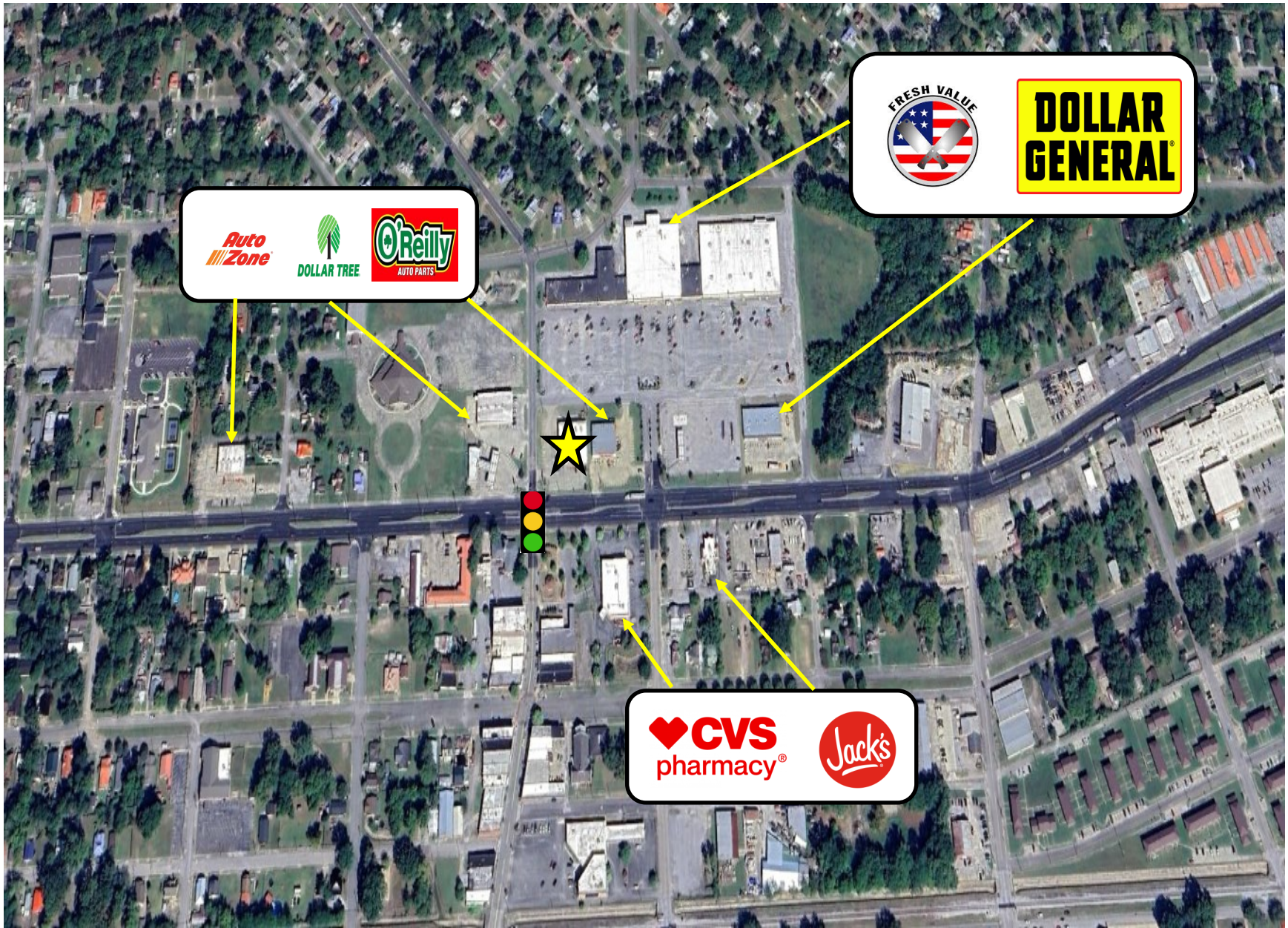
Lease Rate: \$14 PSF NNN

Sale Price: \$1,150,000.00

Exclusive Agent
Michael Johnson
Engel Realty Company, LLC
 (205) 939-8233



2024 CoStar Demographics	1 Mile	3 Mile	5 Mile
Average Household Income	\$38,972	\$43,022	\$50,154
Number of Households	1,832	9,052	18,827
Median Home Value	\$55,629	\$82,560	\$102,725
Population	4,397	21,721	45,105
Traffic Count	19,371 VPD		



Auto Zone
DOLLAR TREE
O'Reilly AUTO PARTS

FRESH VALUE
DOLLAR GENERAL

CVS pharmacy
Jack's