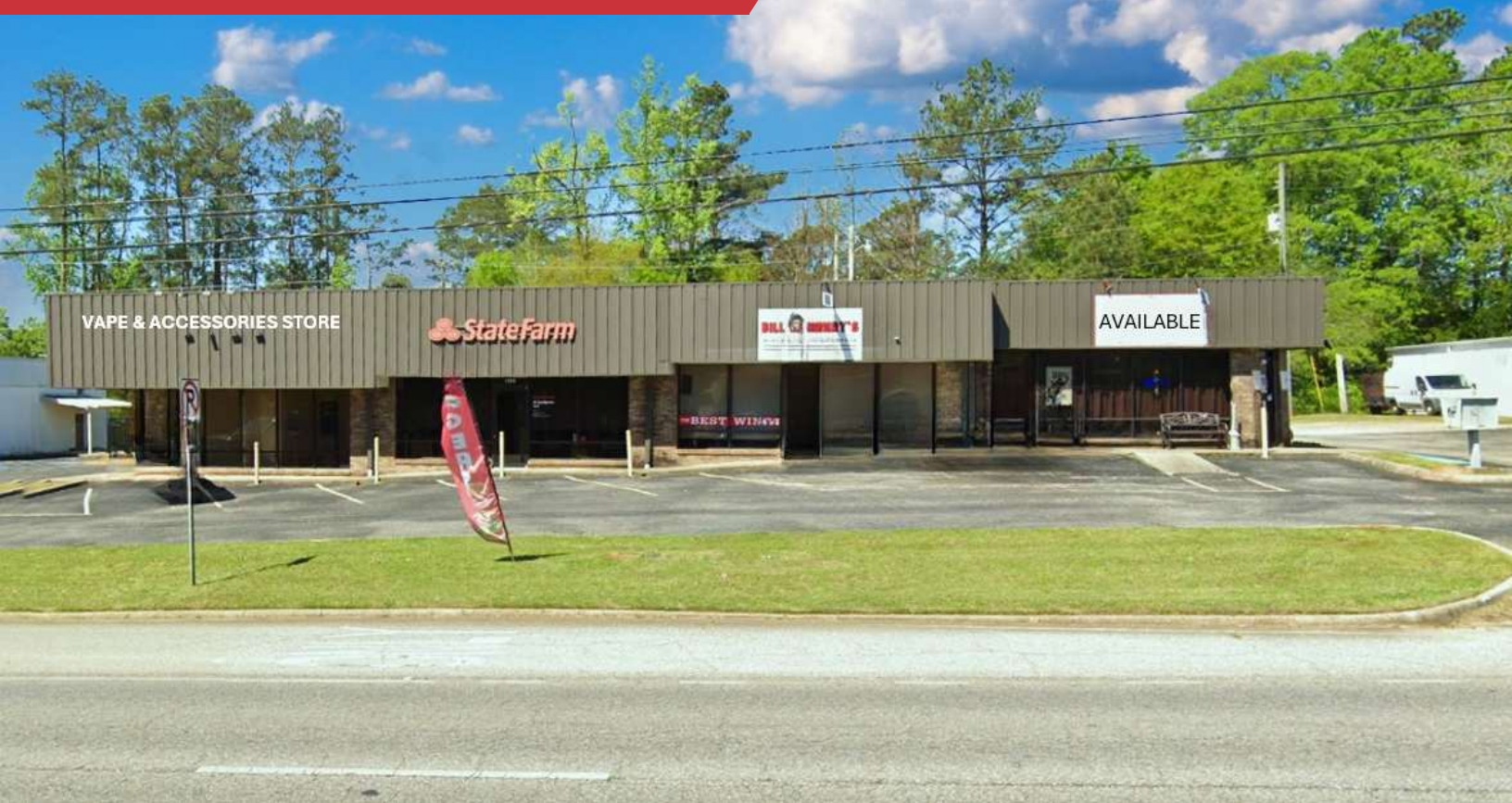


FOR LEASE

1390 S. Forest Ave, Luverne, AL 36049



Retail | 1,200 SF

1,200 Sq. Ft. end-unit with pick up window on Hwy. 331 with great visibility, easy access and high traffic counts (12,695 VPD). Previously occupied by Subway and Fountain Bar & Grill, this versatile space is well-suited for restaurant, café, or retail use.

- Main customer area for dining, retail displays, or customer interaction
- Drive-thru window, small kitchen, 1 restroom
- New HVAC unit in 2024
- Co-tenants: State Farm, Bill Henry's wings, Sam Vape Store
- Across from Ramey's Marketplace
- Nearby Retailers include: Roses, McDonald's, AutoZone, Jack's
- 2023 Traffic Count: 12,695 Vehicles Per Day

OFFERING SUMMARY

AVAILABLE SF	1,200 SF
LEASE RATE	\$1,250.00 per month (MG)
BUILDING SIZE	4,800 SF
LOT SIZE	0.36 Acres

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	2,370	8,003	40,437
Average HH Income:	\$44,958	\$44,435	\$46,315

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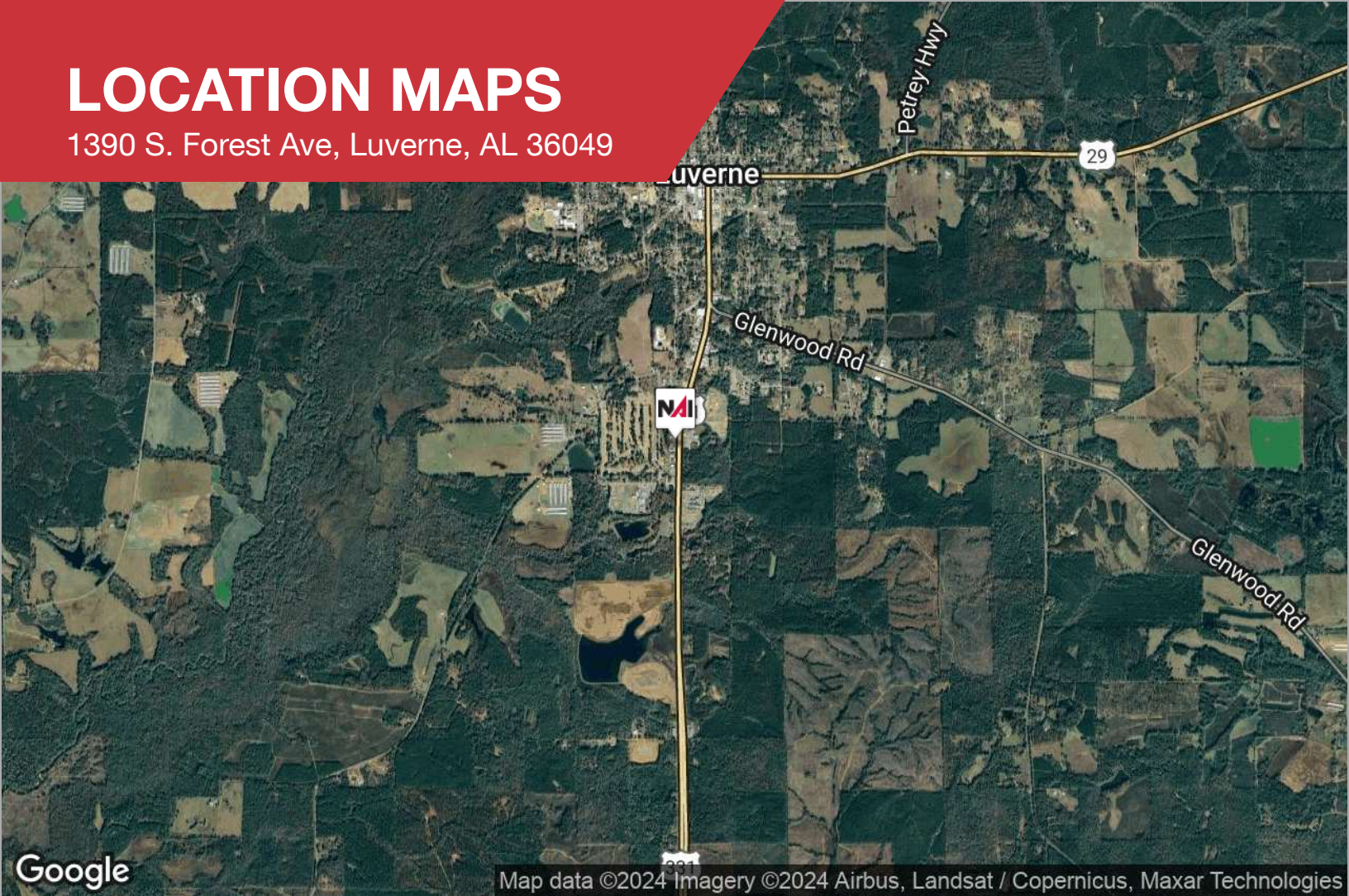
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LOCATION MAPS

1390 S. Forest Ave, Luverne, AL 36049



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



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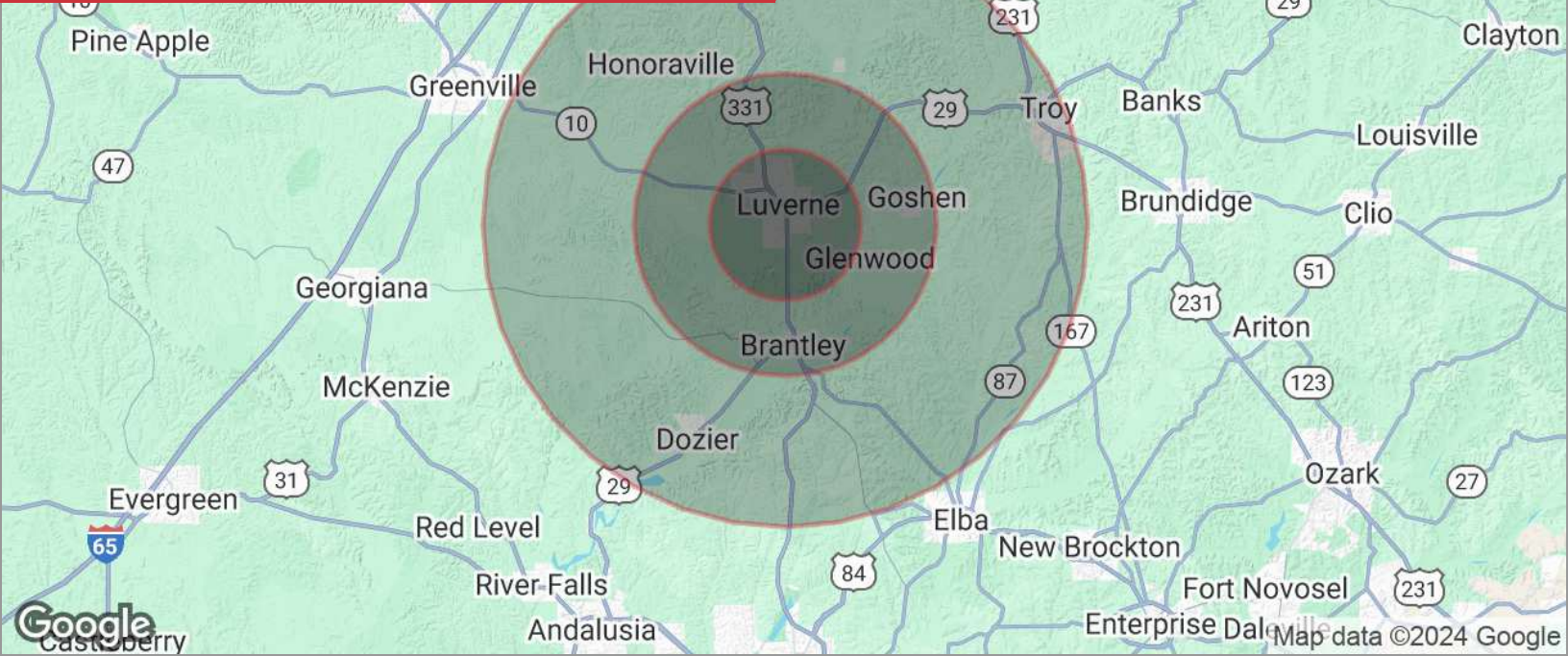
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DEMOGRAPHICS

1390 S. Forest Ave, Luverne, AL 36049



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	2,370	8,003	40,437
Median age	43.8	42.5	38.9
Median age (male)	42.0	40.8	37.0
Median age (Female)	45.6	44.4	41.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	1,065	3,734	20,272
# of persons per HH	2.2	2.1	2.0
Average HH income	\$44,958	\$44,435	\$46,315
Average house value	\$114,071	\$107,039	\$115,761

* Demographic data derived from 2020 ACS - US Census

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