

RESTAURANT SPACE FOR LEASE

113 Grant Street Southeast, Decatur, AL 35601



PROPERTY DESCRIPTION

Nestled at 113 Grant Street Southeast, Decatur, AL, 35601, this exceptional property presents an enticing leasing opportunity for a restaurant. Featuring a spacious interior and a commercial kitchen, this property offers the perfect canvas for creating a unique dining experience. Its prime location ensures easy access for patrons, making it an ideal setting for culinary ventures to flourish. With its adaptable layout and potential for customization, this property provides an outstanding opportunity to bring a culinary vision to life. Seize this opportunity to transform this versatile space into a captivating dining destination that captures the hearts and palates of guests.

PROPERTY HIGHLIGHTS

- Commercial Kitchen
- Downtown Location
- Renovated around 2010
- Mezzanine Seating

OFFERING SUMMARY

| | |
|------------------|------------------------------|
| Lease Rate: | \$3,000.00 per month (Gross) |
| Number of Units: | 1 |
| Available SF: | 5,396 SF |
| Lot Size: | 0.15 Acres |
| Building Size: | 5,396 SF |

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

| | | | |
|-------------------|----------|----------|----------|
| Total Households | 119 | 590 | 3,041 |
| Total Population | 391 | 1,849 | 7,850 |
| Average HH Income | \$76,174 | \$68,927 | \$59,096 |

For More Information, Please Contact:

TILLMAN HURST

Commercial Agent

thurst@gatewaycommercial.net

GATEWAY COMMERCIAL BROKERAGE, INC.

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

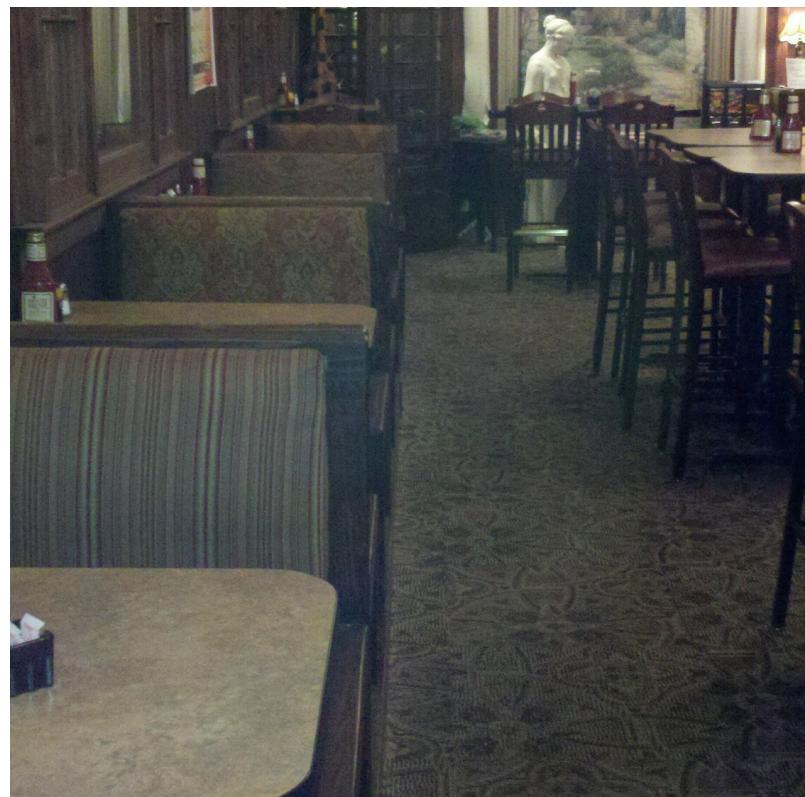
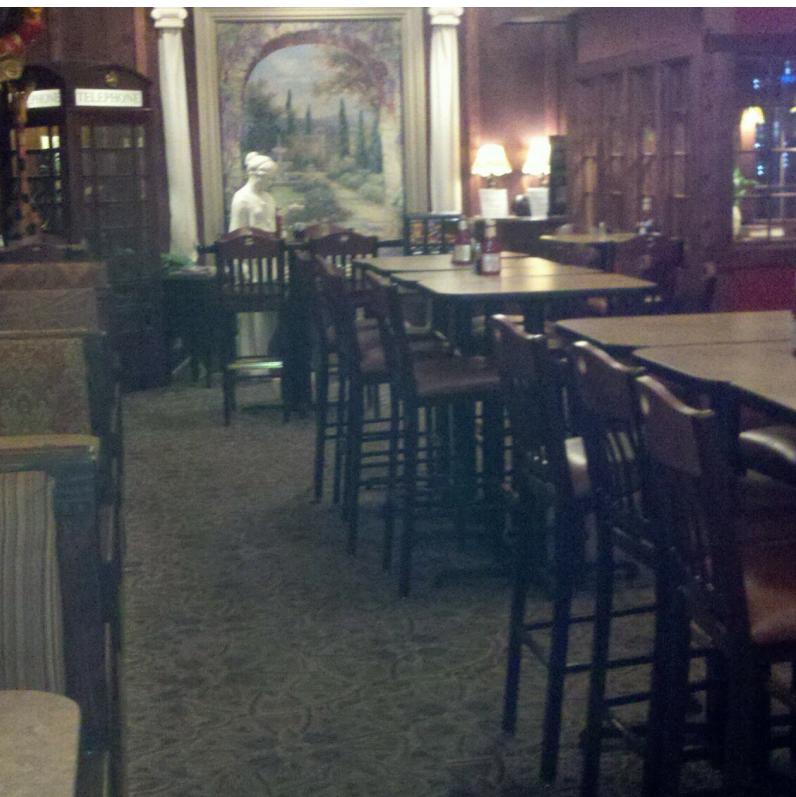
256.355.0721

www.gatewaycommercial.com

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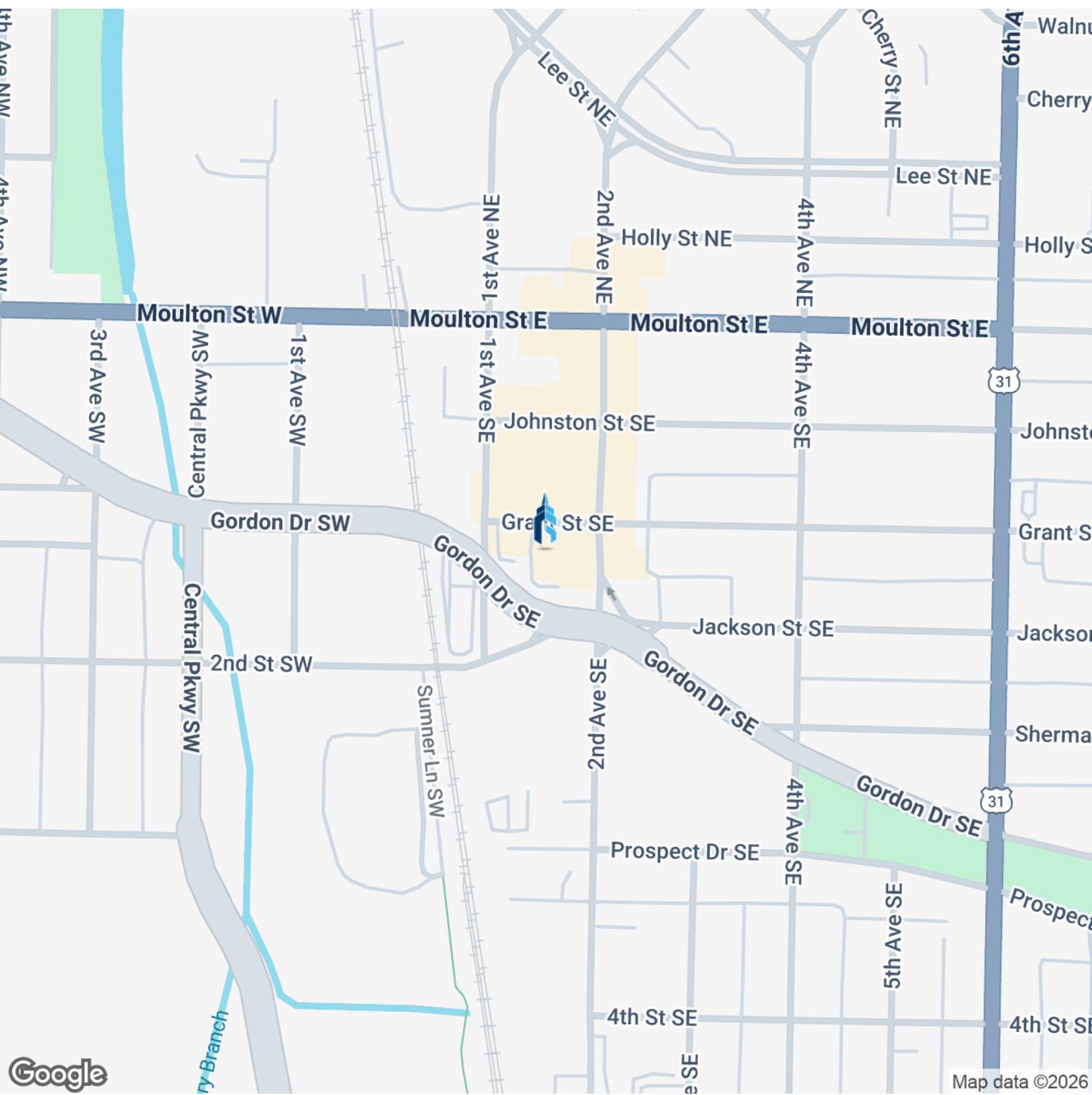
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RESTAURANT SPACE FOR LEASE IN DOWNTOWN DECATUR

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The closest match to 113 grant street decatur al is 113 GRANT ST SE DECATUR, AL 35601-2331

113 GRANT ST SE DECATUR, AL 35601-2331

LOCATION ACCURACY: Good

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY

010176

PANEL

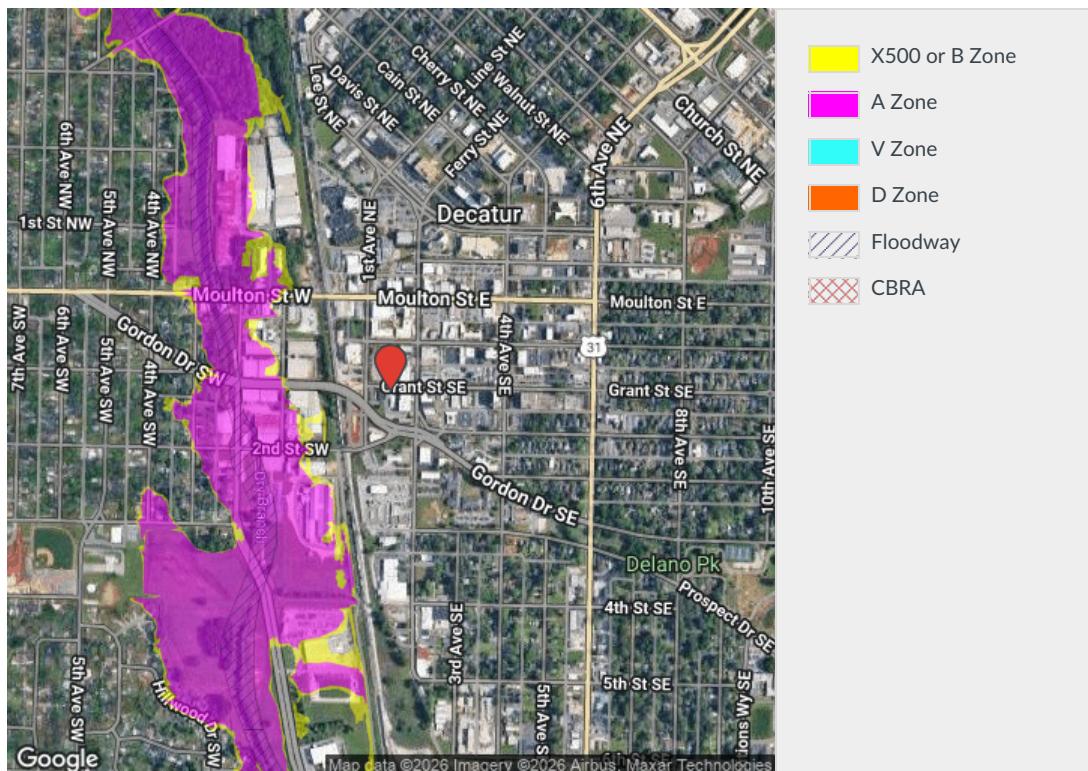
0076F

PANEL DATE

August 16, 2018

MAP NUMBER

01103C0076F

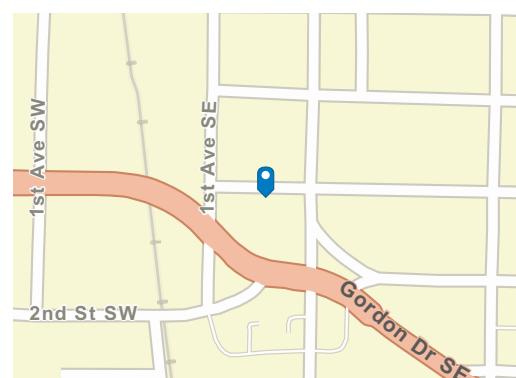
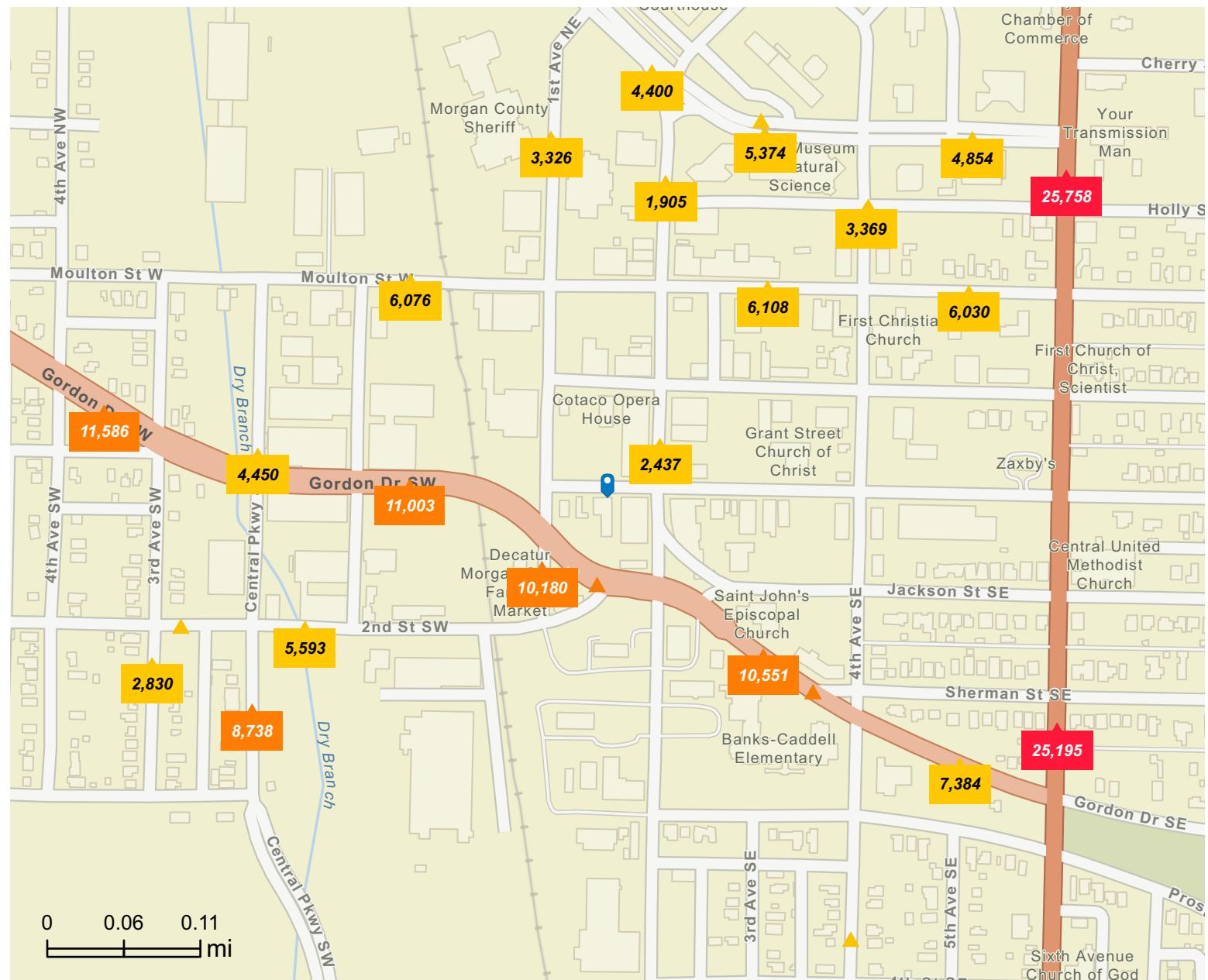


Traffic Count Map - Close Up

Kusta Kevin R



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

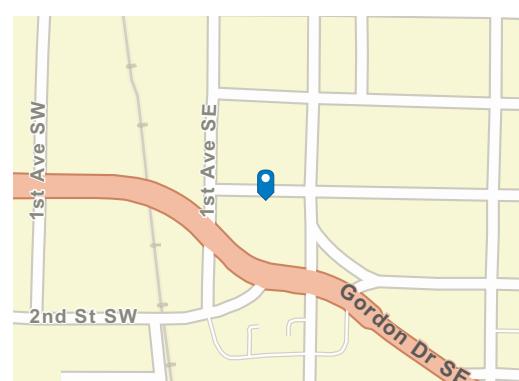
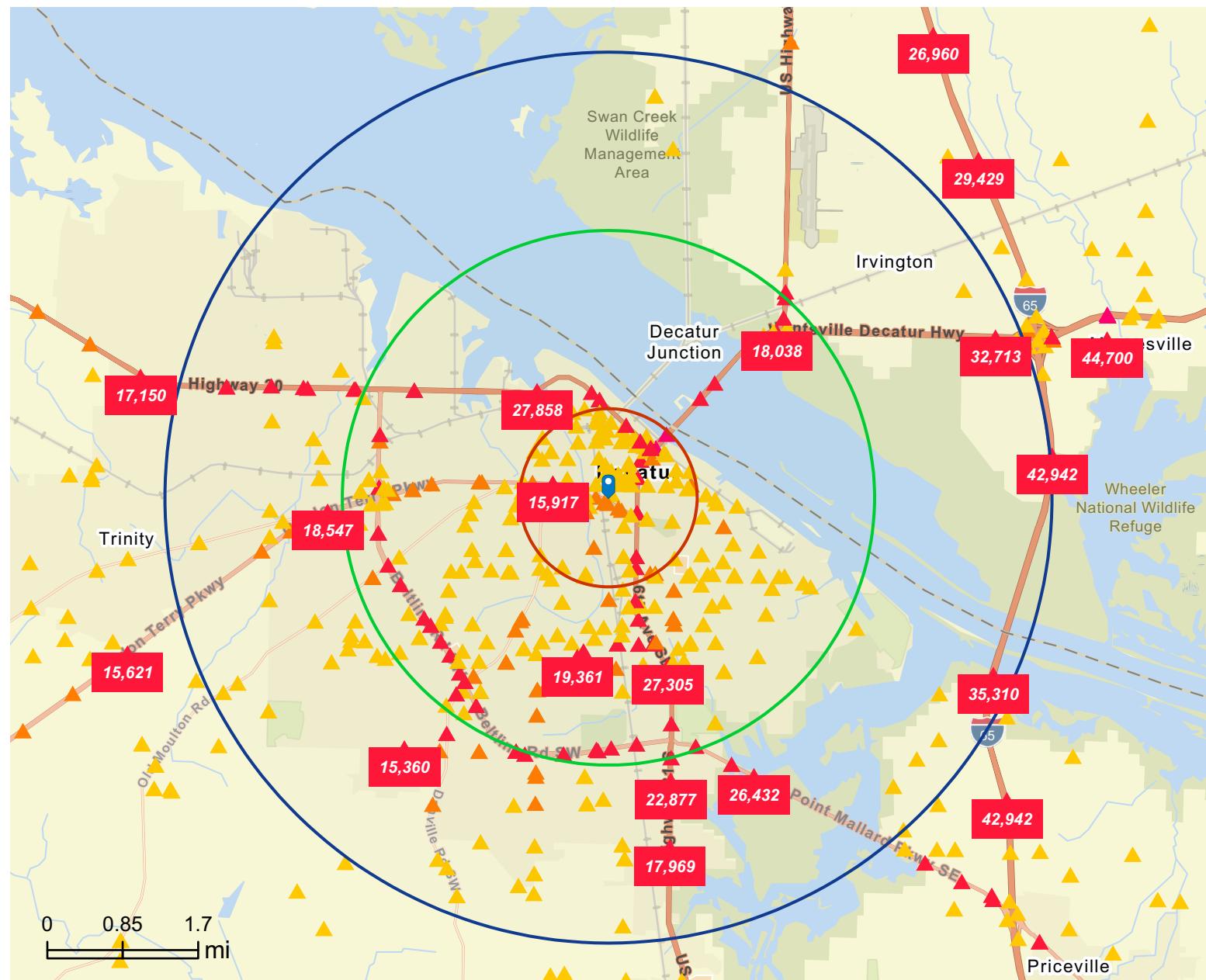


Source: Traffic Counts (2025)

Traffic Count Map

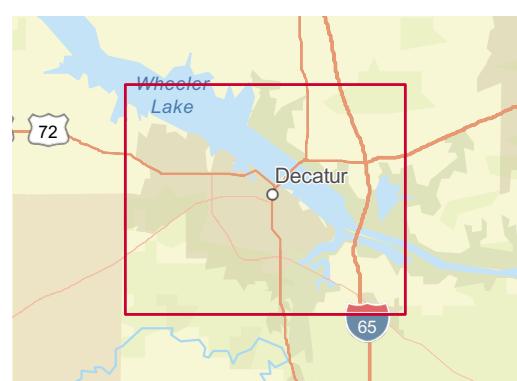
Kusta Kevin R

Rings: 1, 3, 5 mile radii



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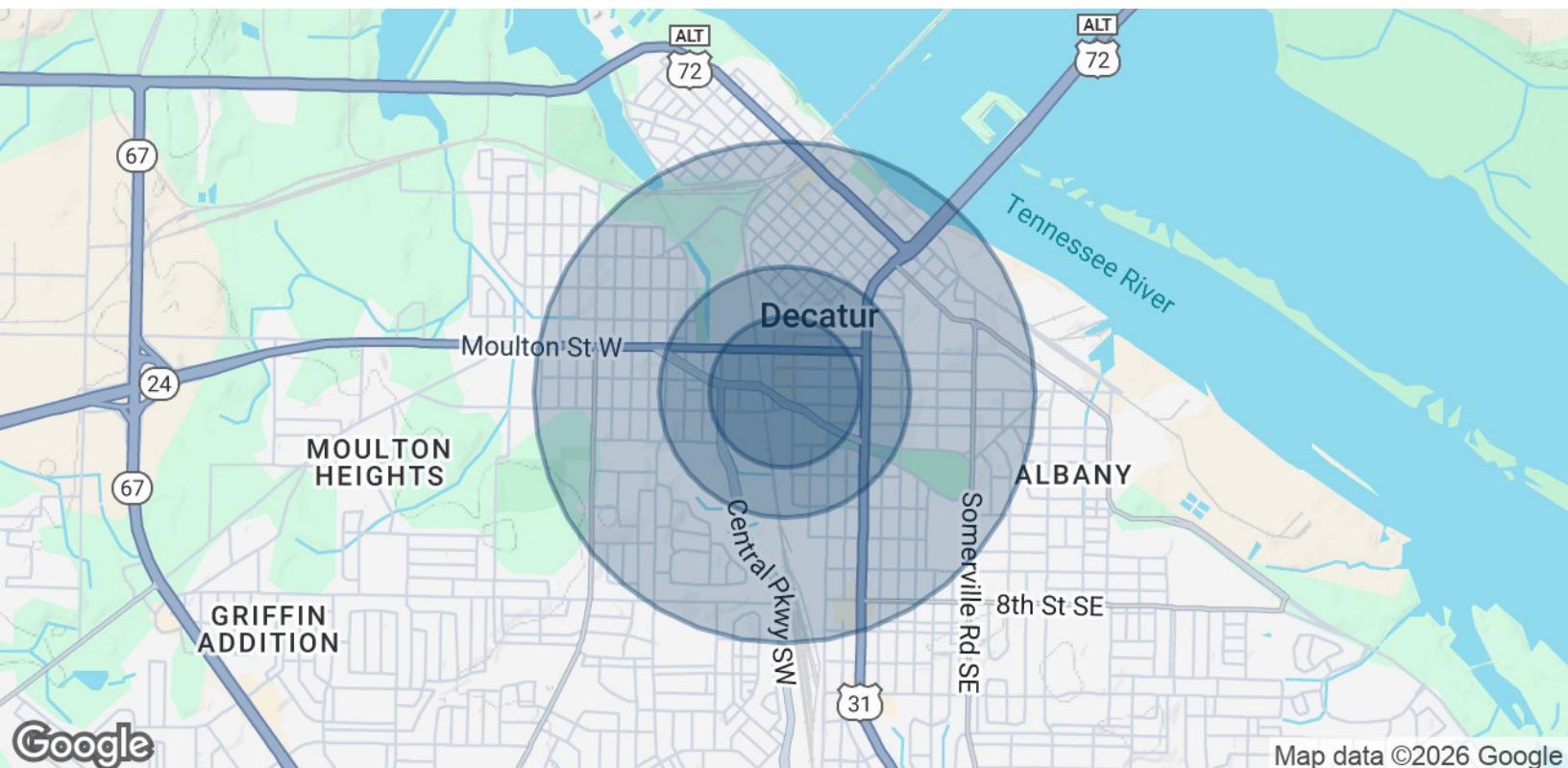
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[Source](#): Traffic Counts (2025)

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 391 | 1,849 | 7,850 |
| Average Age | 40 | 39 | 41 |
| Average Age (Male) | 39 | 38 | 39 |
| Average Age (Female) | 43 | 41 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 119 | 590 | 3,041 |
| # of Persons per HH | 3.3 | 3.1 | 2.6 |
| Average HH Income | \$76,174 | \$68,927 | \$59,096 |
| Average House Value | \$205,030 | \$186,046 | \$165,523 |

Demographics data derived from AlphaMap

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Executive Summary

Kusta Kevin R

Rings: 1, 3, 5 mile radii

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2010 Population | 7,197 | 36,534 | 55,157 |
| 2020 Population | 7,547 | 36,951 | 56,327 |
| 2025 Population | 7,653 | 36,959 | 56,222 |
| 2030 Population | 7,747 | 37,109 | 56,336 |
| 2010-2020 Annual Rate | 0.48% | 0.11% | 0.21% |
| 2020-2025 Annual Rate | 0.27% | 0.00% | -0.04% |
| 2025-2030 Annual Rate | 0.24% | 0.08% | 0.04% |
| Age | | | |
| 2025 Median Age | 39.4 | 38.3 | 39.4 |
| U.S. median age is 39.1 | | | |
| Race and Ethnicity | | | |
| White Alone | 45.0% | 47.1% | 52.6% |
| Black Alone | 28.4% | 26.6% | 24.9% |
| American Indian Alone | 0.8% | 0.9% | 0.8% |
| Asian Alone | 1.0% | 0.6% | 0.9% |
| Pacific Islander Alone | 0.2% | 0.1% | 0.1% |
| Some Other Race Alone | 17.6% | 16.2% | 12.6% |
| Two or More Races | 6.9% | 8.4% | 8.0% |
| Hispanic Origin | 24.7% | 23.2% | 18.4% |
| Diversity Index | 79.9 | 79.0 | 74.7 |
| Households | | | |
| 2010 Total Households | 2,944 | 14,373 | 22,050 |
| 2020 Total Households | 2,995 | 14,706 | 22,906 |
| 2025 Total Households | 3,137 | 15,189 | 23,617 |
| 2030 Total Households | 3,212 | 15,481 | 24,052 |
| 2010-2020 Annual Rate | 0.17% | 0.23% | 0.38% |
| 2020-2025 Annual Rate | 0.89% | 0.62% | 0.58% |
| 2025-2030 Annual Rate | 0.47% | 0.38% | 0.37% |
| 2025 Average Household Size | 2.13 | 2.32 | 2.31 |
| Wealth Index | 39 | 53 | 66 |

 **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 | 23.8% | 19.6% | 19.2% |
| Median Household Income | | | |
| 2025 Median Household Income | \$43,161 | \$55,886 | \$65,164 |
| 2030 Median Household Income | \$49,704 | \$62,614 | \$75,187 |
| 2025-2030 Annual Rate | 2.86% | 2.30% | 2.90% |
| Average Household Income | | | |
| 2025 Average Household Income | \$62,277 | \$74,470 | \$83,723 |
| 2030 Average Household Income | \$66,341 | \$80,991 | \$90,754 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$25,617 | \$30,659 | \$35,194 |
| 2030 Per Capita Income | \$27,540 | \$33,822 | \$38,741 |
| 2025-2030 Annual Rate | 1.46% | 1.98% | 1.94% |
| Income Equality | | | |
| 2025 Gini Index | 45.3 | 43.7 | 43.5 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 40.8 | 42.0 | 44.3 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 98 | 119 | 123 |
| 2010 Total Housing Units | 3,433 | 15,845 | 23,973 |
| 2010 Owner Occupied Hus (%) | 52.5% | 58.5% | 60.9% |
| 2010 Renter Occupied Hus (%) | 47.5% | 41.5% | 39.1% |
| 2010 Vacant Housing Units (%) | 14.2% | 9.3% | 8.0% |
| 2020 Housing Units | 3,404 | 16,075 | 24,673 |
| 2020 Owner Occupied HUs (%) | 48.5% | 54.7% | 57.7% |
| 2020 Renter Occupied HUs (%) | 51.5% | 45.3% | 42.3% |
| Vacant Housing Units | 11.7% | 8.4% | 7.2% |
| 2025 Housing Units | 3,479 | 16,354 | 25,164 |
| Owner Occupied Housing Units | 49.7% | 55.5% | 58.5% |
| Renter Occupied Housing Units | 50.3% | 44.5% | 41.5% |
| Vacant Housing Units | 9.8% | 7.1% | 6.2% |
| 2030 Total Housing Units | 3,550 | 16,617 | 25,564 |
| 2030 Owner Occupied Housing Units | 1,621 | 8,675 | 14,218 |
| 2030 Renter Occupied Housing Units | 1,591 | 6,805 | 9,833 |
| 2030 Vacant Housing Units | 338 | 1,136 | 1,512 |



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

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Direct: **256.355.0721**

AL #000163336-0

PROFESSIONAL BACKGROUND

After growing up in Decatur, Alabama, I first gained robust real estate experience in a thriving East Texas real estate market and am thrilled to bring that expertise back to my hometown and other booming markets of North Alabama. With experience across a wide range of real estate asset classes, I strive to be a valuable ally and trusted advisor for each one of my clients and to provide guidance through acquisition, property management, and disposition of North Alabama investment property. I am particularly well acquainted with multi-family assets and have experience personally investing in and managing multi-family properties, NNN lease commercial assets, and short-term residential rentals. Analytical and skilled in negotiations, I possess the knowledge to help guide you through your next transaction or property management needs.

EDUCATION

I hold a Master of Business Administration with a concentration in Finance, and as a passionate outdoorsman, love few things more than spearfishing in the Gulf of Mexico or a crisp, winter morning in the duck marsh with my trusty Chesapeake Bay Retriever, Reuben.

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