

# 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](mailto:thurst@gatewaycommercial.net)

### GATEWAY COMMERCIAL BROKERAGE, INC.

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

256.355.0721

[www.gatewaycommercial.com](http://www.gatewaycommercial.com)

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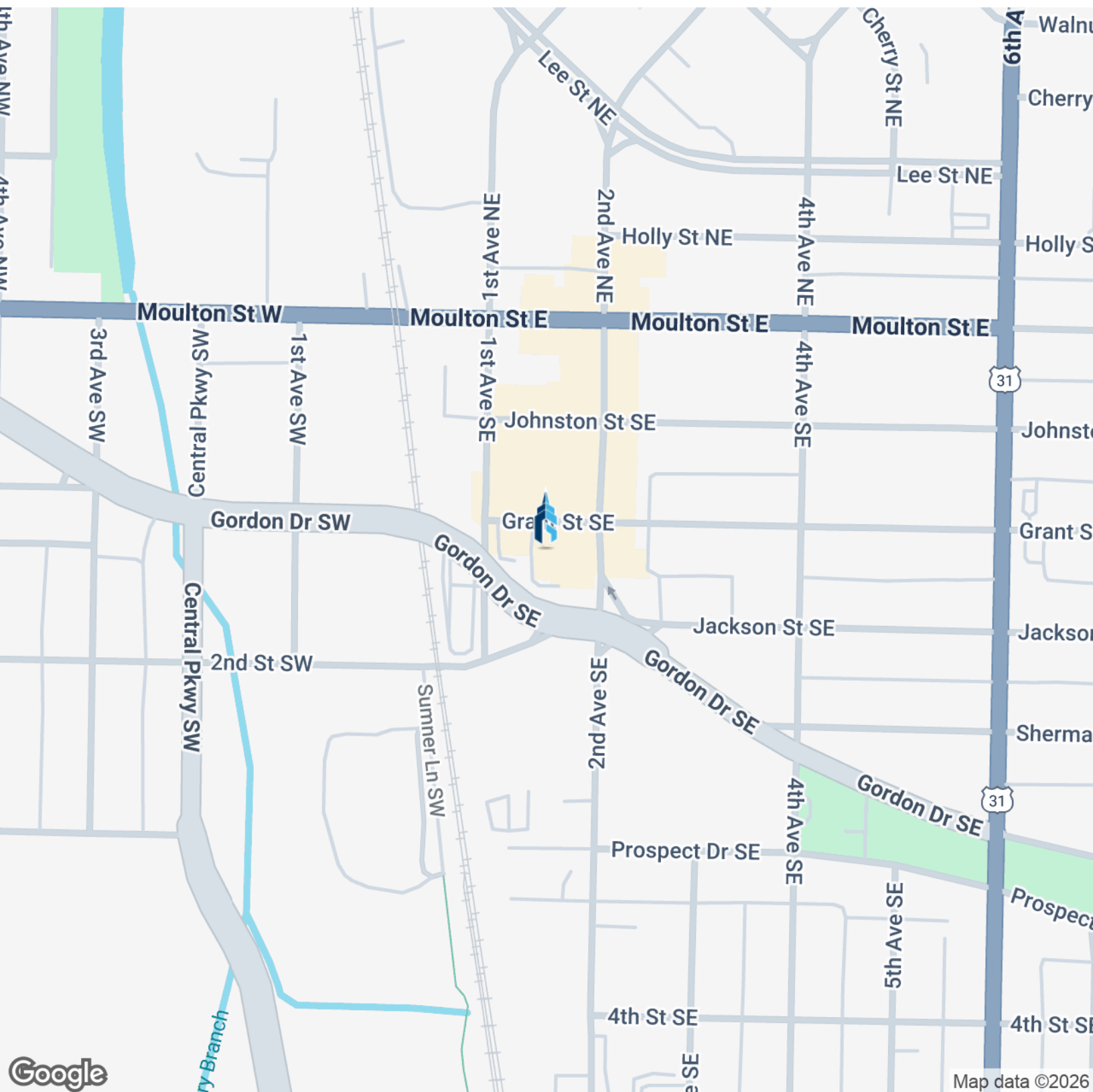
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# RESTAURANT SPACE FOR LEASE IN DOWNTOWN DECATUR

113 Grant Street Southeast, Decatur, AL 35601



Map data ©2026 Imagery ©2026 Airbus  
Maxar Technologies

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

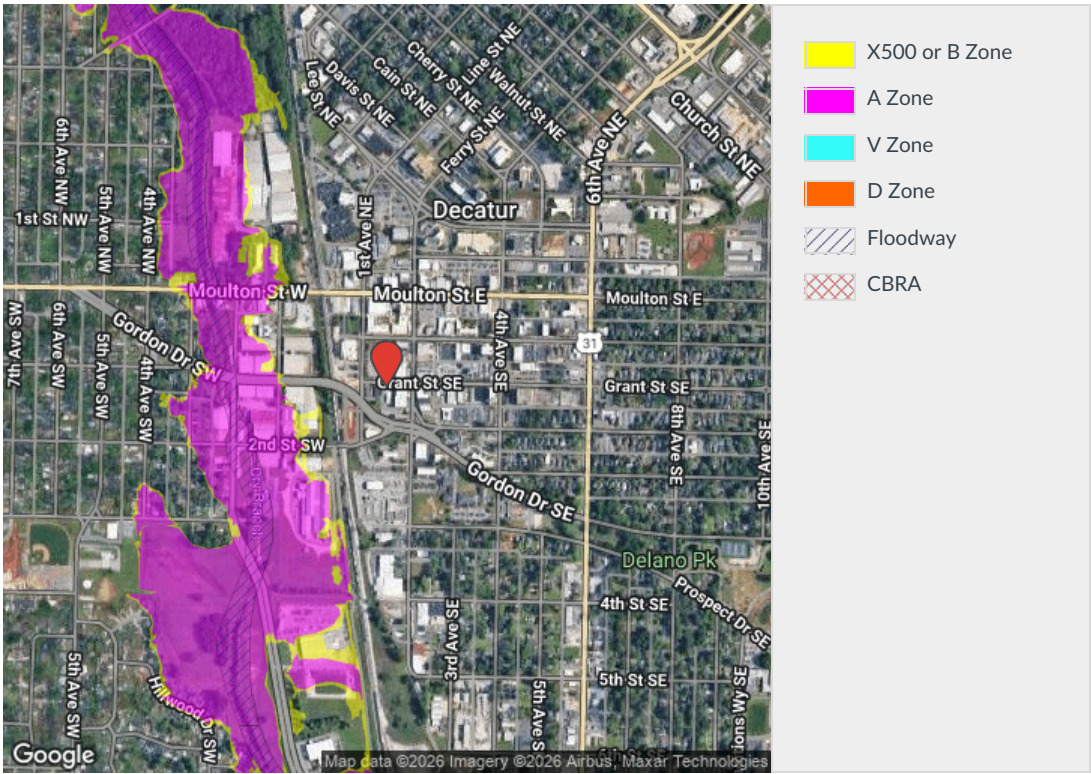
113 GRANT ST SE DECATUR, AL 35601-2331

LOCATION ACCURACY: 📍 Good

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0076F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0076F

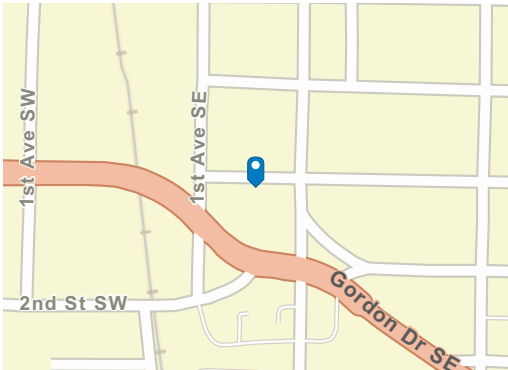


# Traffic Count Map - Close Up

Kusta Kevin R



Rings: 1, 3, 5 mile radii



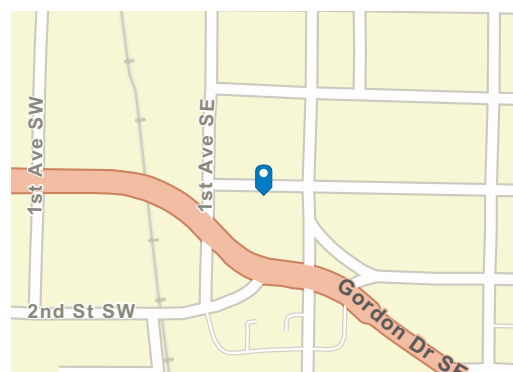
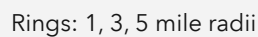
## Average Daily Traffic Volume

- ▲ 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

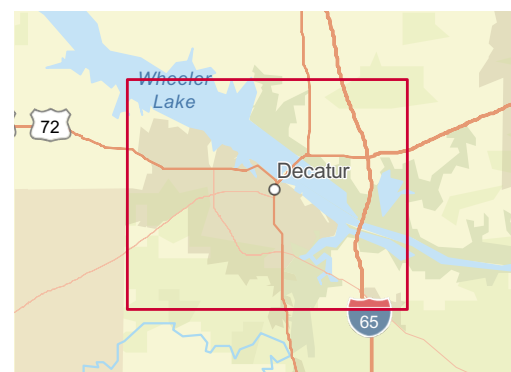


Source: Traffic Counts (2025)

Kusta Kevin R



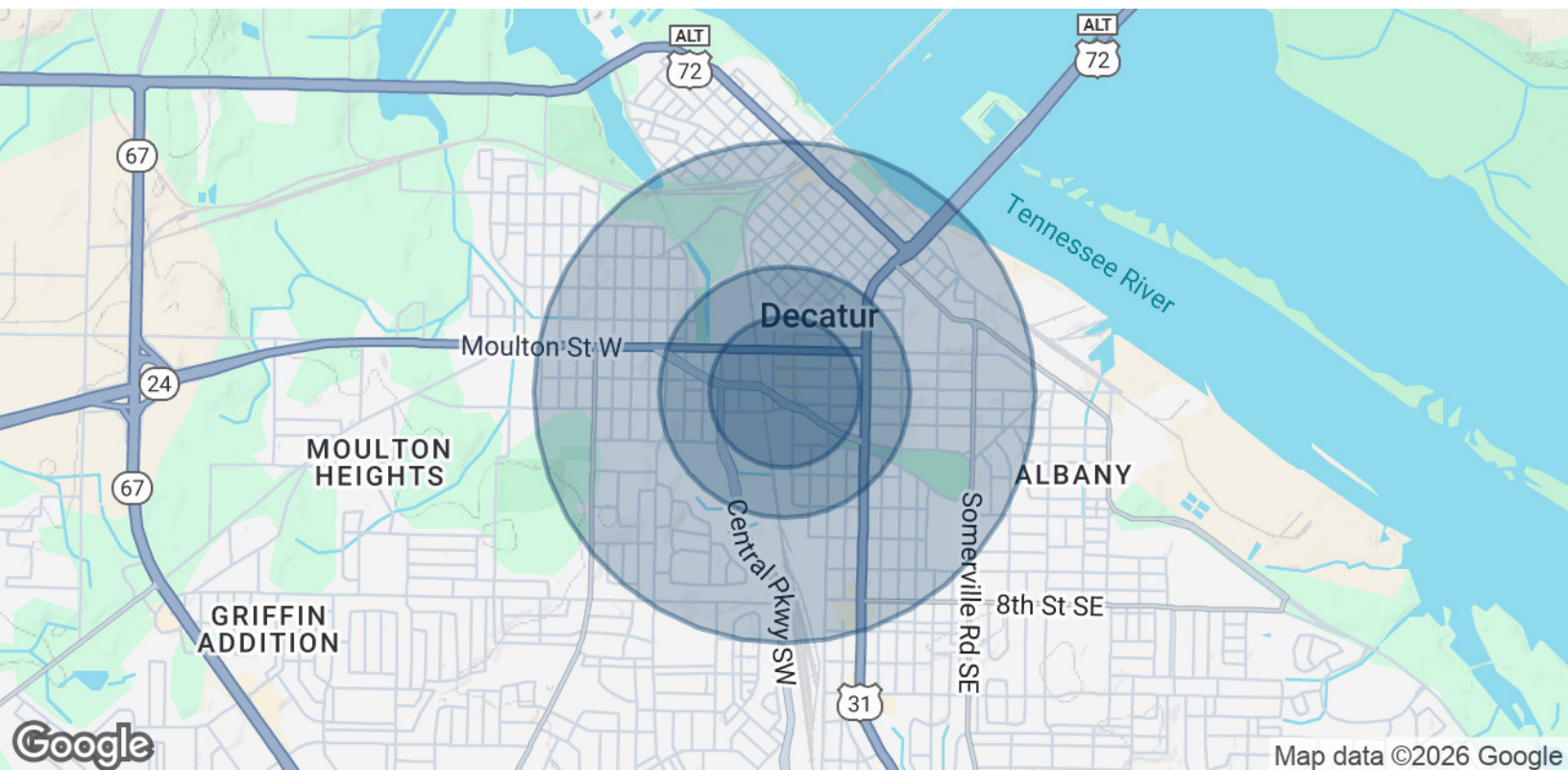
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	391	1,849	7,850
Average Age	40	39	41
Average Age (Male)	39	38	39
Average Age (Female)	43	41	42

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



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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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