

110 EAST BRIDGE STREET

WETUMPKA, AL 36092

Executive Summary



OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$650,000 |
| Cap Rate: | 6.14% |
| NOI: | \$39,854 |
| Year Built: | 1896 |
| Building Size: | ± 3,092 |
| Renovated: | 2022 |
| Market: | River Region |
| Price / SF: | \$210.22 |

PROPERTY HIGHLIGHTS

- Currently the home of Restoration Coffee
- Featured on HGTV!
- Third floor has large office space with restroom and bar area
- Upstairs has all new windows
- This charming historic building was built in 1896- boasting beautiful copper ceilings, granite accents and showcasing timeless architectural character
- Prime location in the heart of Wetumpka! Enjoy local favorites like The Copper House Deli, The Coosa Cleaver, Coach's Corner, Grumpy Dog, Frios Gourmet Pops & More!
- Stubbed for an elevator
- Bright and airy interior with ample natural light
- The original bank vault still exist in the basement
- Stairs are from the beloved "Hotel Tallassee"
- ±0.2 Miles to Gold Star Park- With stunning views of the Coosa River and multiple lighted walking paths
- ±9.5 Miles to Montgomery
- ±14 Miles to I-85

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Additional Photos



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Restoration Coffee



A LITTLE ABOUT RESTORATION COFFEE...

Opened in 2023, Restoration Coffee in Downtown Wetumpka has quickly become a local favorite! This is the second opening of the coffee shop chain. The first store, Restoration 49, is currently located in Tallahassee, AL. The coffee shop offers a variety of different kinds of coffees, pastries, and teas- with a second floor area that customers can use to study or work while enjoying their coffee and treats. This charming coffee house was featured on HGTV's "Hometown Takeover" (Hosted by Ben and Erin Napier)- and it even has a coffee named in honor of the show, the "Hometown" drink. Since being on HGTV, Wetumpka has drawn tourists from all over the nation- a lot of whom have visited this local gem and it has the Yelp! reviews to back it up. Between the jaw dropping architecture and delicious coffee and baked goods- this is truly a one of kind establishment that Wetumpka is lucky to have!



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Aerial View



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DEMOGRAPHIC SUMMARY

110 N Bridge St, Wetumpka, Alabama, 36092

Ring of 5 miles

KEY FACTS

14,545

Population



5,521

Households

40.9

Median Age

\$47,102

Median Disposable Income

EDUCATION

9%

No High School Diploma



35%

High School Graduate



29%

Some College



27%

Bachelor's/Grad/Prof Degree

INCOME



\$54,722

Median Household Income



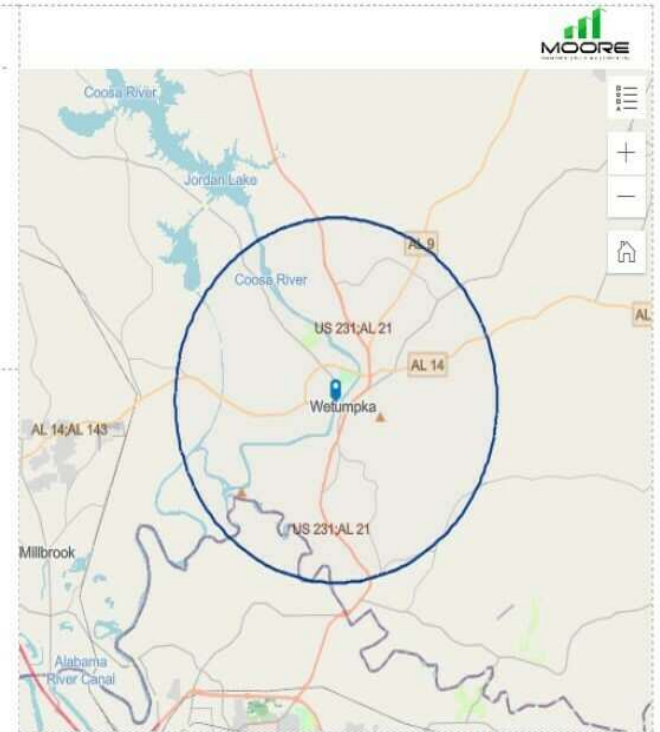
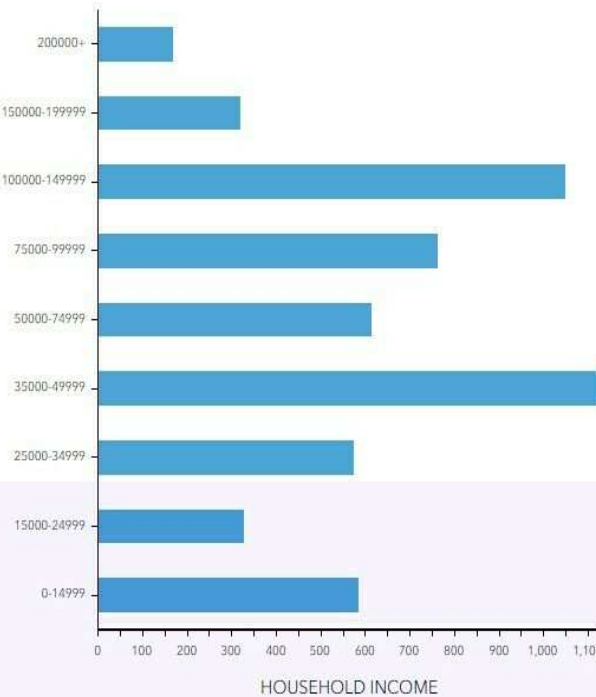
\$30,051

Per Capita Income



\$148,491

Median Net Worth



EMPLOYMENT



White Collar

67%



Blue Collar

21%



Services

17%

2.4%

Unemployment Rate

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Retail Map



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