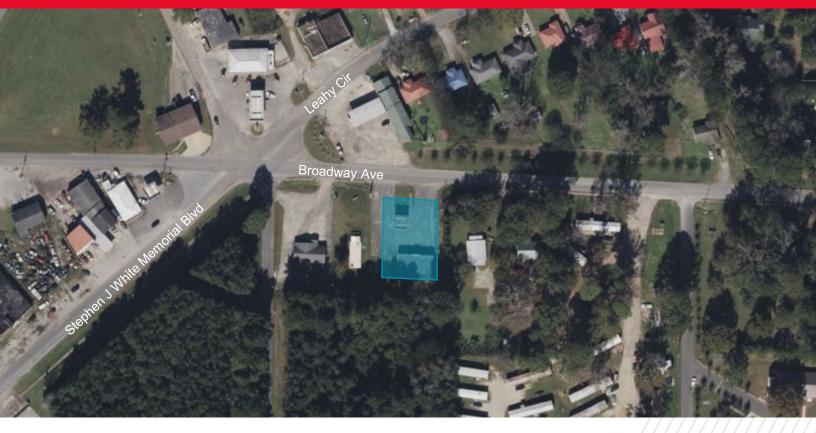






# **FOR SALE** 605 Broadway Avenue Talladega, Alabama



#### PROPERTY HIGHLIGHTS

This property is in a primarily residential area and has most recently been used as a convenience store. It is only a 5-minute drive to downtown Talladega, where there are various retail amenities. The building is constructed of brick veneer with concrete flooring. It is currently zoned C-1; the highest and best use is General Retail.

SALE PRICE	\$150,000
BUILDING SF	2,400
LAND SF	14,810
YEAR BUILT	1973
PARKING	60+ Spaces
TRAFFIC COUNTS	16,094 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	2,781
3-MILE (POP.)	12,830
MED. INCOME	\$30,711
SPACE USE	General Retail



### JEFF SCHEIDEGGER

Account Manager +1 314 384 8662 Jeff.scheidegger@cushwake.com

## **JAMES LEWIS**

**Transaction Manager** +1 314 391 2757 James.lewis@cushwake.com

## **HUNTER HOUSTON**

Leasing and Brokerage +1 205 314 5548 hhouston@egsinc.com

### WILLIAM LEDBETTER

Vice President +1 205 314 5561 wledbetter@egsinc.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance







## **FOR SALE** 605 Broadway Avenue Talladega, Alabama

### **ADDITIONAL INFORMATION**

The site is near Talladega's Top Trails OHV park which brings in large amounts of visitors each year. Within a three-mile radius, there are 628 businesses, 6,629 daytime employees and 4,977 households with a median age of 38.4.



## **LEGAL INFORMATION**

TAX PARCEL ID	13-06-23-2-001-005.000
2023 RE TAXES	\$1,504.65
ZONING	C-1



### **RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Manager +1 314 384 8662 Jeff.scheidegger@cushwake.com **JAMES LEWIS** 

**Transaction Manager** +1 314 391 2757 James.lewis@cushwake.com **HUNTER HOUSTON** 

Leasing and Brokerage +1 205 314 5548 hhouston@egsinc.com

WILLIAM LEDBETTER

Vice President +1 205 314 5561 wledbetter@egsinc.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance