



# 307 SECOND

307 2ND AVENUE SOUTHEAST, DECATUR, AL 35601



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



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## Confidentiality & Disclaimer

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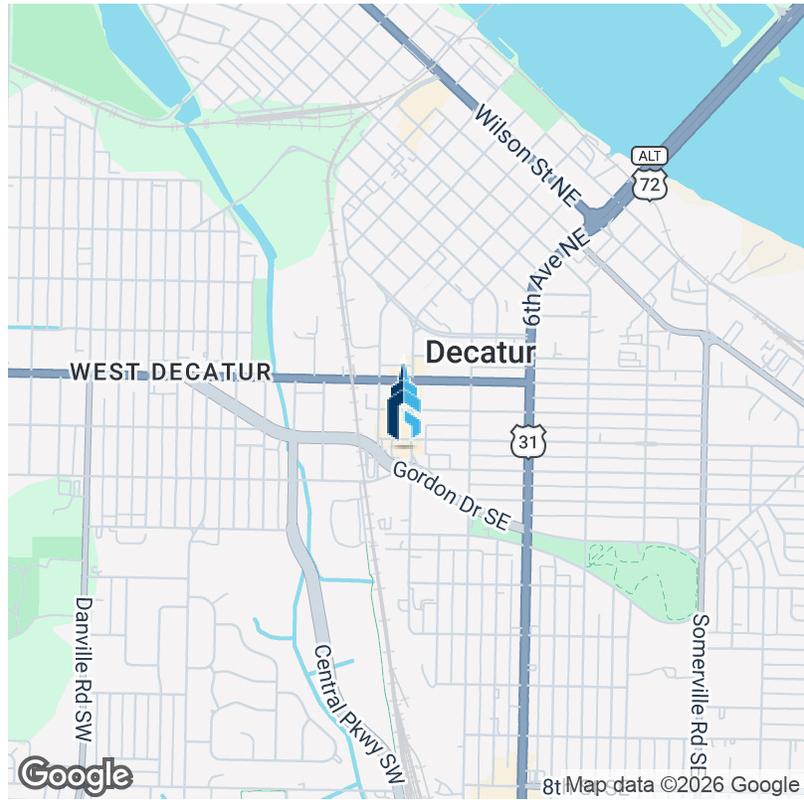
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY	
Lease Rate:	\$2,875.00 pm
Lease Type:	Gross
Building Size:	19,578 SF
Available SF:	2,300 SF
Lot Size:	10,600 SF
Number of Units:	12
Year Built:	1924
Renovated:	2016
Zoning:	B-5

## PROPERTY OVERVIEW

Discover the epitome of modern workspace at 307 2nd Avenue Southeast in Decatur, AL. This prime property offers a prestigious address, exceptional amenities, and versatile floor plans, ideal for dynamic businesses seeking a professional edge. From sleek, contemporary interiors to state-of-the-art technology, the property provides a commanding presence and fosters productivity. On-site parking, convenient access to major transportation routes, and proximity to downtown conveniences ensure seamless business operations. With flexible lease options and customizable spaces, this property presents a compelling opportunity to establish or expand your enterprise in a sought-after location. Elevate your business at this premier address in Decatur.

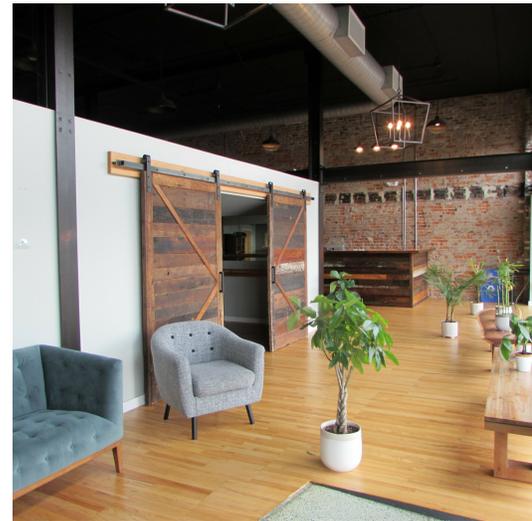
## PROPERTY HIGHLIGHTS

- Versatile floor plan
- Sleek, contemporary interiors
- State-of-the-art technology
- Convenient access to transportation routes
- Proximity to downtown conveniences
- Flexible lease options
- Customizable spaces



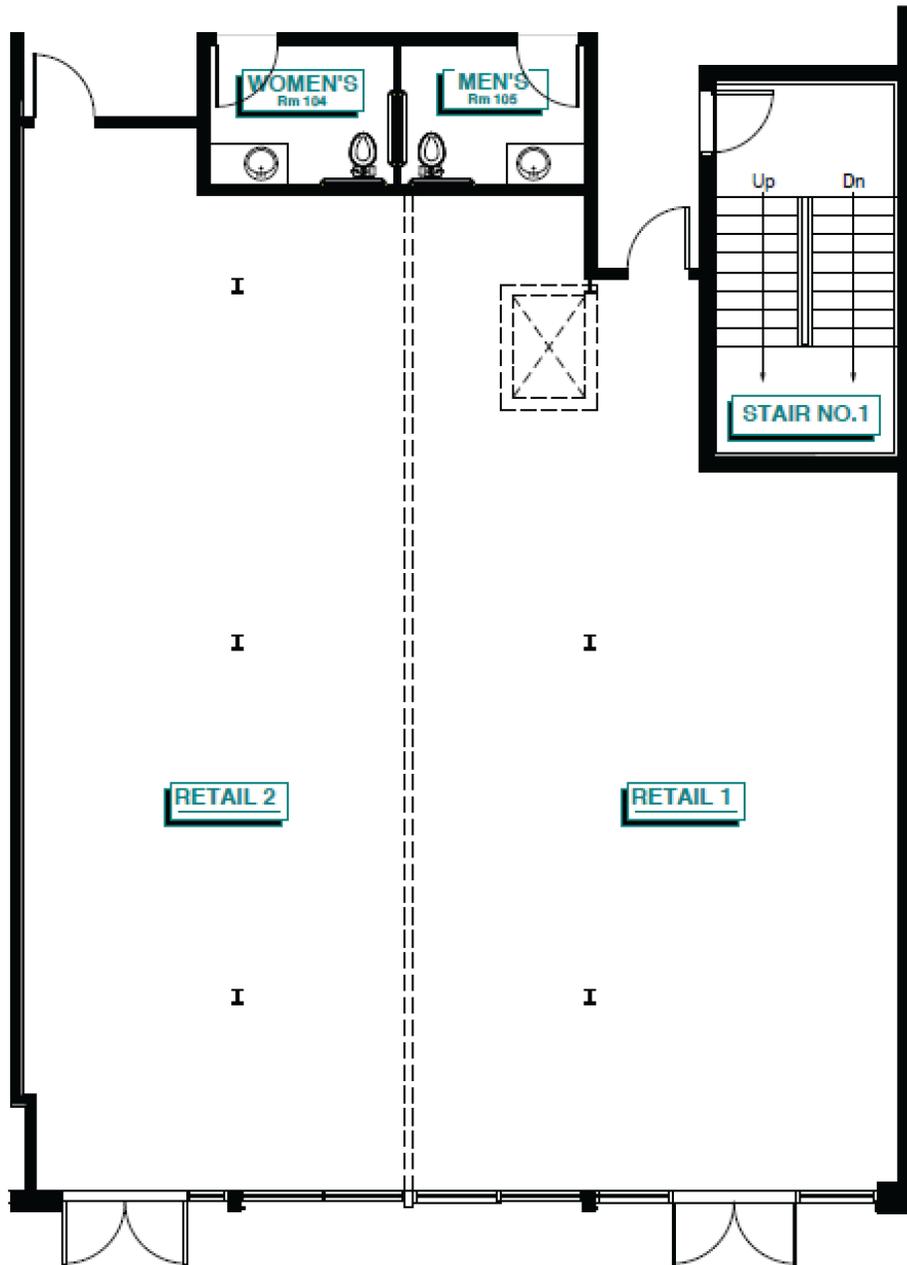
# PROPERTY INFORMATION

307 2nd Avenue Southeast, Decatur, AL 35601





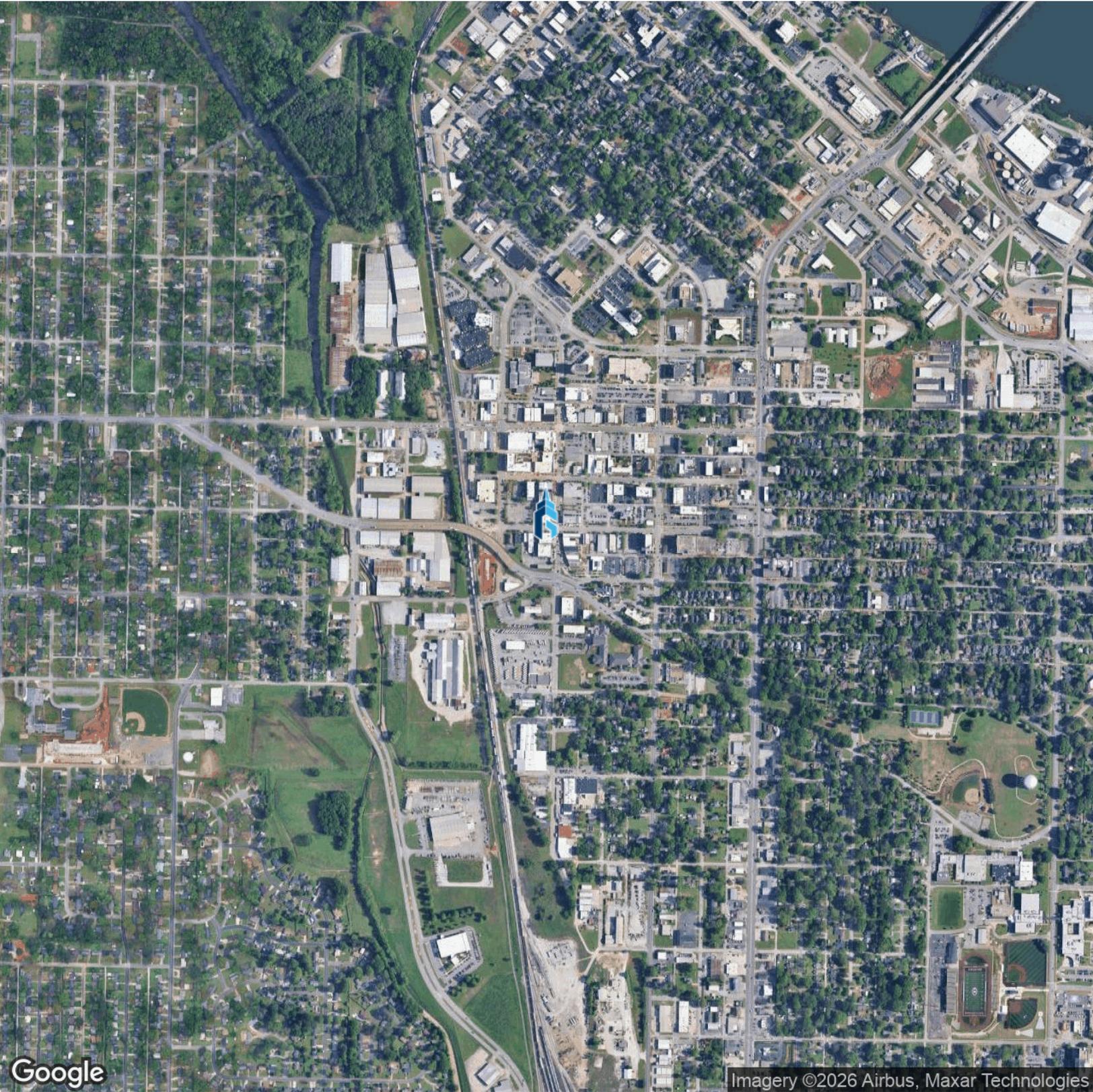
## Exhibit A

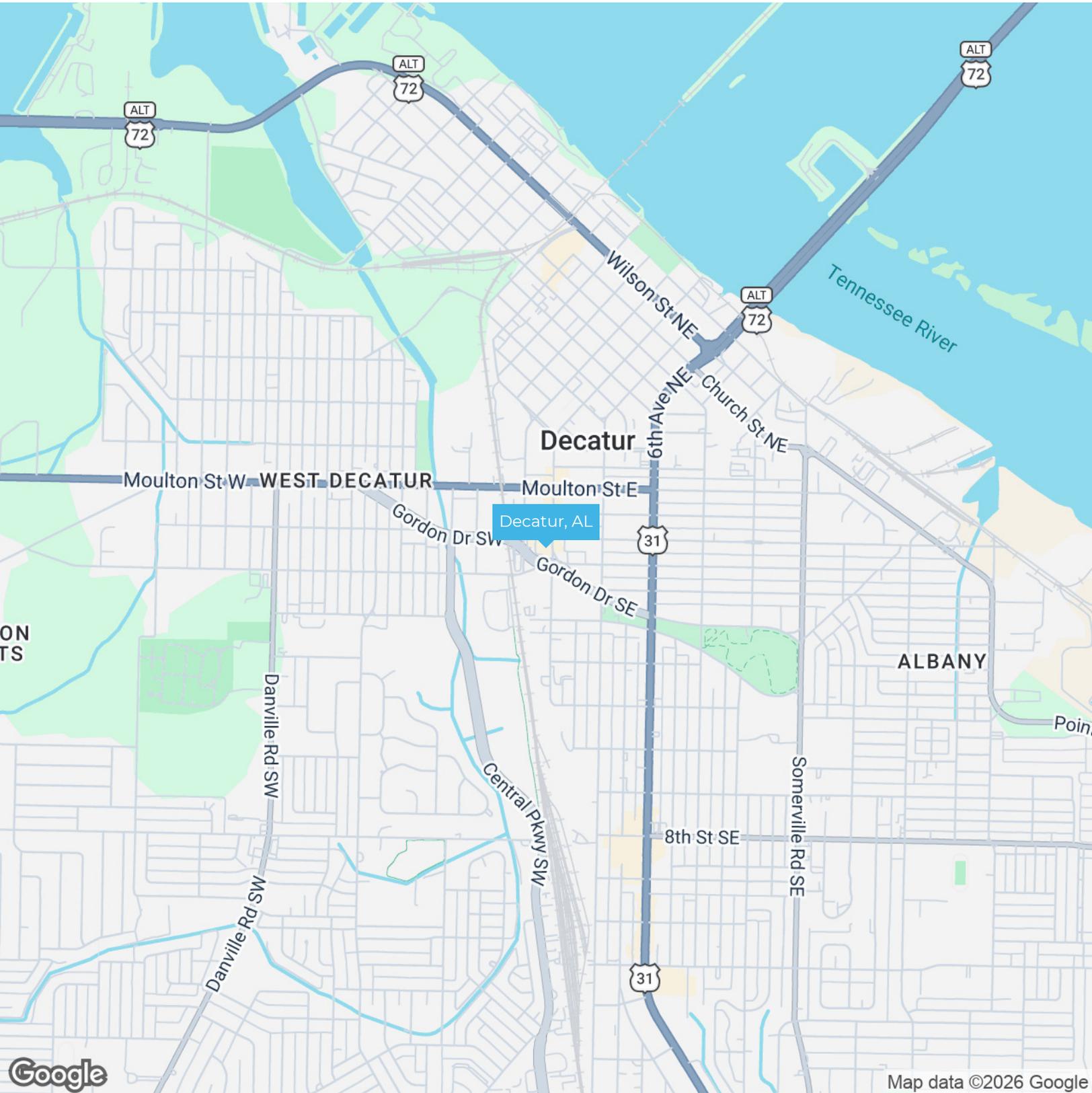




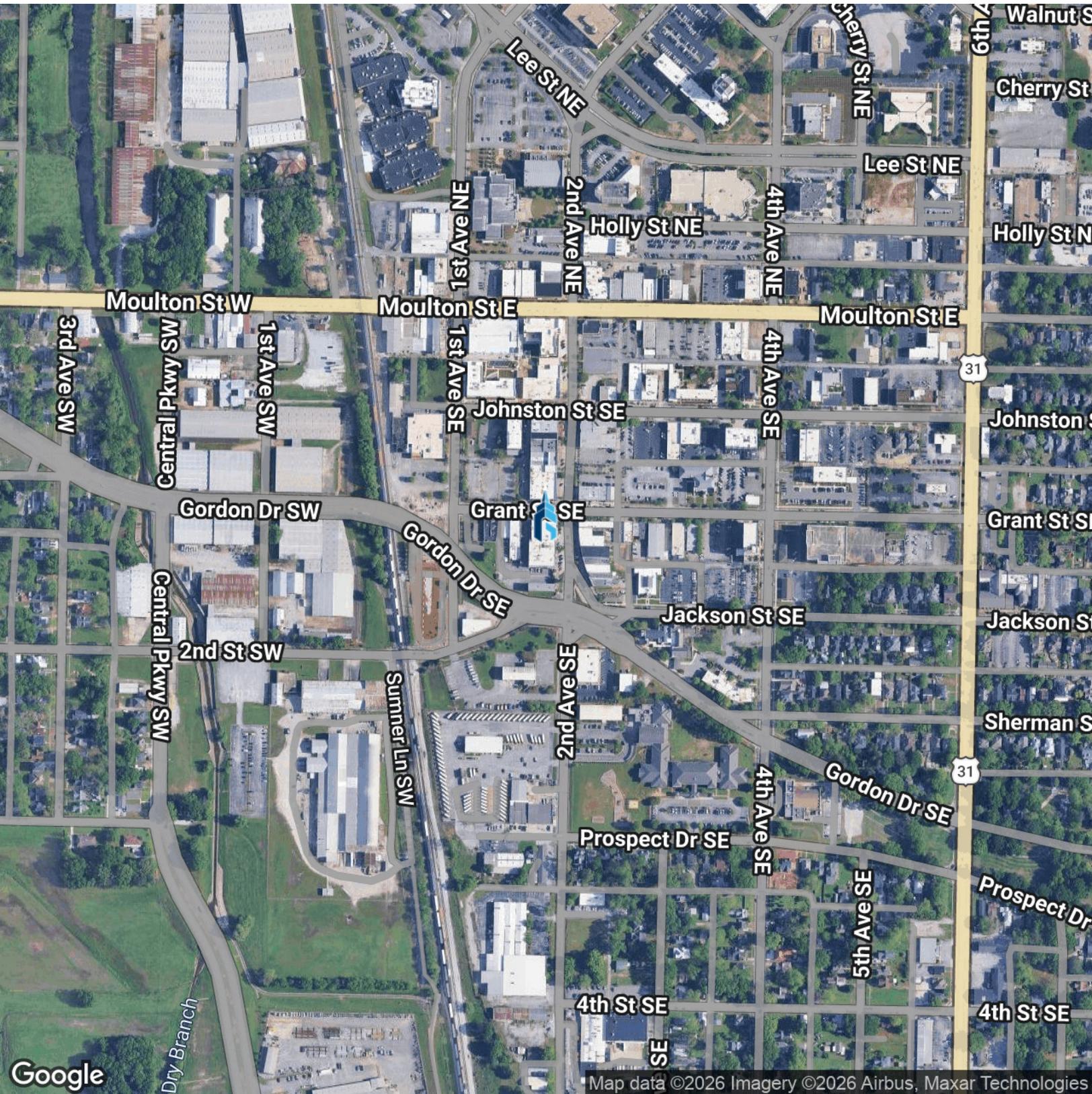
# LOCATION INFORMATION

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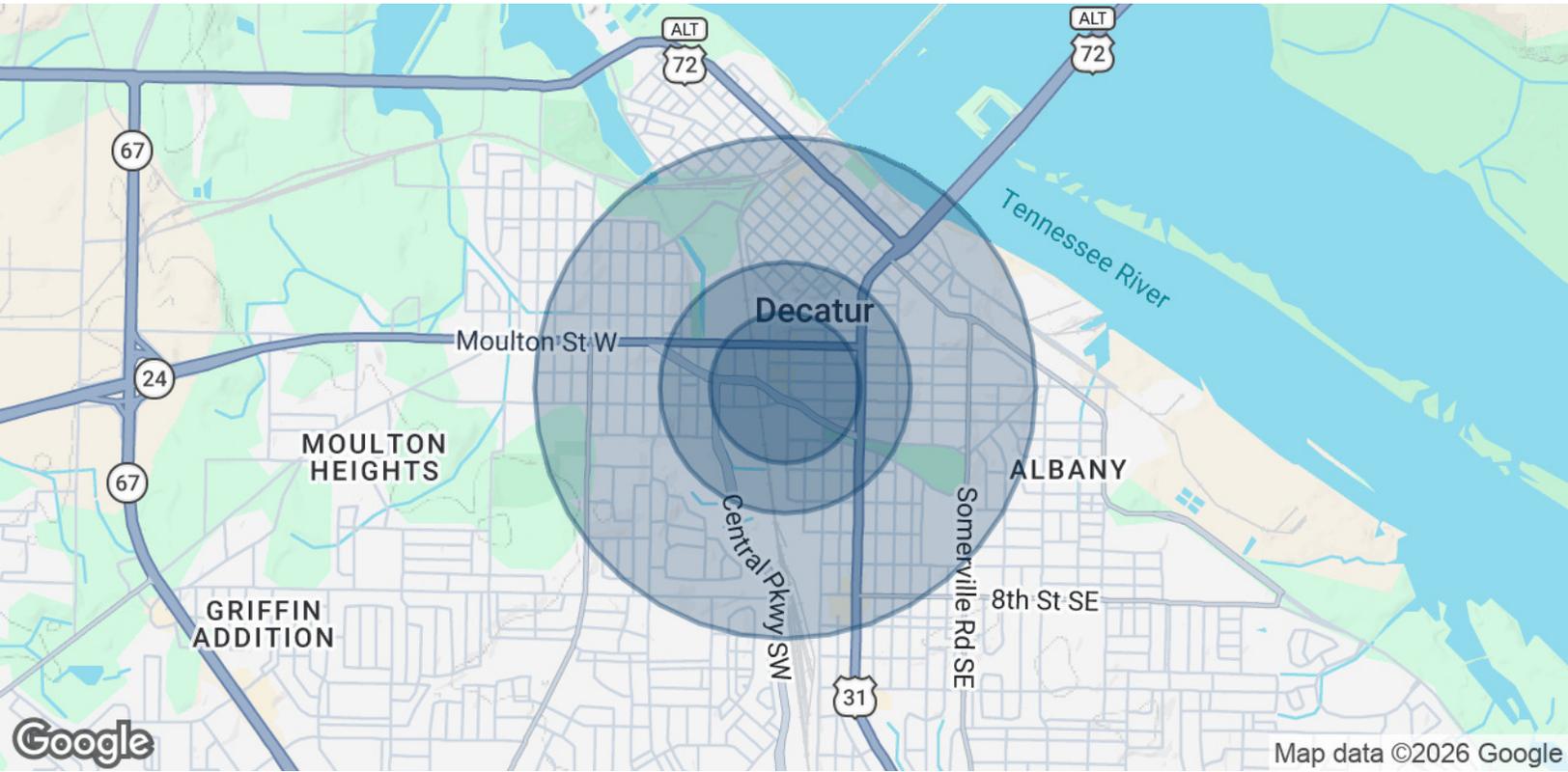
# LOCATION MAP





# DEMOGRAPHICS

307 2nd Avenue Southeast, Decatur, AL 35601



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	277	1,849	7,792
Average Age	41	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	84	590	3,026
# of Persons per HH	3.3	3.1	2.6
Average HH Income	\$78,871	\$68,927	\$59,221
Average House Value	\$213,011	\$186,046	\$165,756

Demographics data derived from AlphaMap



# ADVISOR BIOS

307 2nd Avenue Southeast, Decatur, AL 35601

**TILLMAN HURST**

Commercial Agent

thurst@gatewaycommercial.net

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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