



B-2



±0.49-Acres



±1.27-Acres



- Parcels can be combined for a total of ±1.76-acres
- Join 7 Brew opening in late 2025
- Property shares a full access traffic signal with Whataburger & Holiday Inn Express. Old Walker Chapel Road behind site takes you to traffic light at ALDI as well as the Target (Fultondale Promenade) traffic signal
- For Lease or BTS
- Tenancy: Single/Freestanding
- 2024 AADT is 19,290 on Walker Chapel Road



Walker Chapel Road
(R.O.W. 100'±)



Parcel 1
±0.49-Acres

7 Brew
±0.55-Acres



LOT 4A
0.55 Acres±

LOT 3A
0.49 Acres±

Lot 2BB
Resurvey of Lots 2A & 2B
Gillespie Dye Addition
Subdivision 2
M.B. 237, Pg. 48
J & P Commercial Property Holdings LLC
Tax ID: 14-00-25-4-011-008.001
Db. 2021, Pg. 3274

Slope Easement
(LR 201312 Pg. 6157)
(TO BE VACATED)

Vacated Lane Avenue
(LR 201218 Pg. 1543)

Current Lot 3
Gillespie Dye Addition
to Fultondale
(Mb. 235, Pg. 78)

Main Street
(R.O.W. 100'±)

Parcel 2
±1.27-Acres

Lot 3 (MB 235 PG. 78)
64,823 sq. ft.

LOT 5A
1.27 Acres±

Current Lot 4
Gillespie Dye Addition
to Fultondale
(Mb. 235, Pg. 78)

Current Lot 5
Gillespie Dye Addition
to Fultondale
(Mb. 235, Pg. 78)

Old Walker Chapel Road
(60' R.O.W.)

Southeast Corner
SW 1/4 of the SE 1/4
Sec. 25, T.16 S, R.3 E
Jefferson County, AL

Spencer Akin

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