

EXECUTIVE SUMMARY



**OFFERING SUMMARY**

Lease Rate:	\$3,000.00 per month (NNN)
Building Size:	6,875 SF
Lot Size:	0.88 Acres

**PROPERTY OVERVIEW**

The property at 2821 Avalon Avenue W includes approximately 2,400 SF of office space, 4,475 SF of enclosed warehouse/shop space, and an approximately 400 SF covered patio with chain link fencing. The owner is a general contractor and will remodel to suit tenant's needs, subject to satisfactory lease terms and tenant's financial condition. There are three 25' by 30' storage bays with 12' by 12' overhead doors, one 25' by 30' bay with a 24' by 12' overhead door, a taller 25' by 45' bay with a 20' by 14' overhead door, and a smaller storage bay (approximately 25' by 14') with a 12' by 12' overhead door accessible from the covered patio area. Owner will also consider leasing warehouse space inside the fence (approximately 3,375 SF) separately from office and warehouse spaces outside the fence (2,400 SF office + approximately 1,100 SF of warehouse).

**LOCATION OVERVIEW**

Located on Avalon Avenue across the street from Crossroads Building Supply. The property is only a few blocks west of Wilson Dam Road, near the Northwest Alabama Regional Airport.

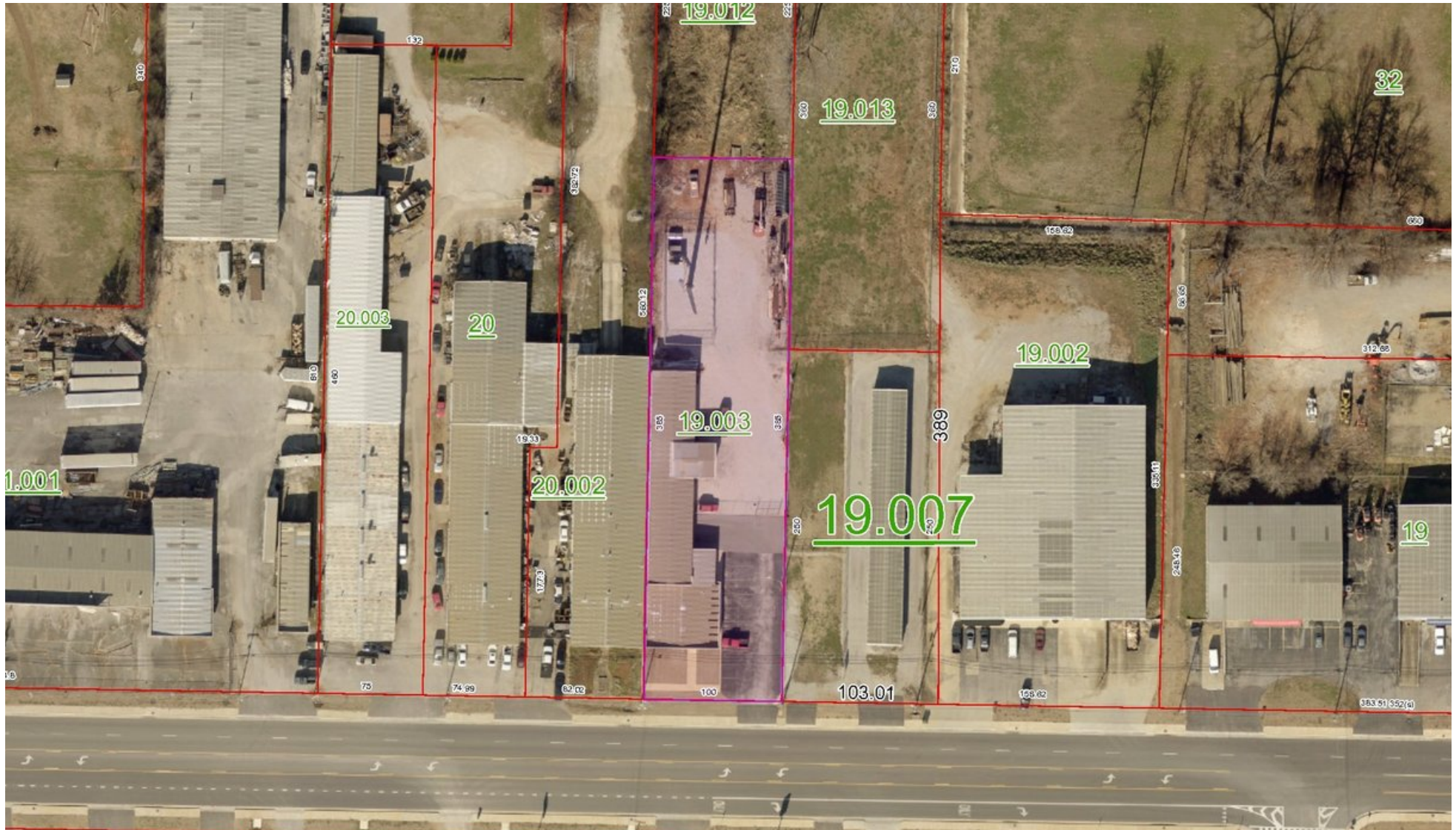
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



TAX PLAT



**DEMOGRAPHICS MAP & REPORT**
**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,291	11,788	34,627
Average age	40.4	41.2	39.1
Average age (Male)	39.2	40.8	38.1
Average age (Female)	41.3	41.4	40.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	905	4,706	14,012
# of persons per HH	2.5	2.5	2.5
Average HH income	\$56,721	\$57,810	\$49,455
Average house value			\$95,176

*\* Demographic data derived from 2010 US Census*

