



PROPERTY DESCRIPTION

Located just adjacent to the Trussville Entertainment District of Downtown Trussville. This property sits on the corner of a future road expansion traffic bypass that will divert traffic from Chalkville Rd down Glenn Ave and come out on the full movement signal at Hwy 11. The city plans to make the area LSV friendly and plans to install sidewalks to make the entire area more pedestrian friendly and expand the success of the Entertainment District.

PROPERTY HIGHLIGHTS

- 1,419sf Office Building.
- Easy Access from Major Roadways
- Upcoming infrastructure improvements.
- Nearby major area retailers and food/entertainment concepts
- Opportunity to repurpose the existing structure or redevelop the site.

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.21 Acres
Building Size:	1,419 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	606	1,744	10,197
Total Population	1,484	4,557	26,963
Average HH Income	\$119,630	\$121,084	\$108,196

TRISH RUSHING, CCIM

205.930.1785
trushing@redrockrg.com



TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



TRISH RUSHING, CCIM

205.930.1785

trushing@redrockrg.com



TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



TRISH RUSHING, CCIM

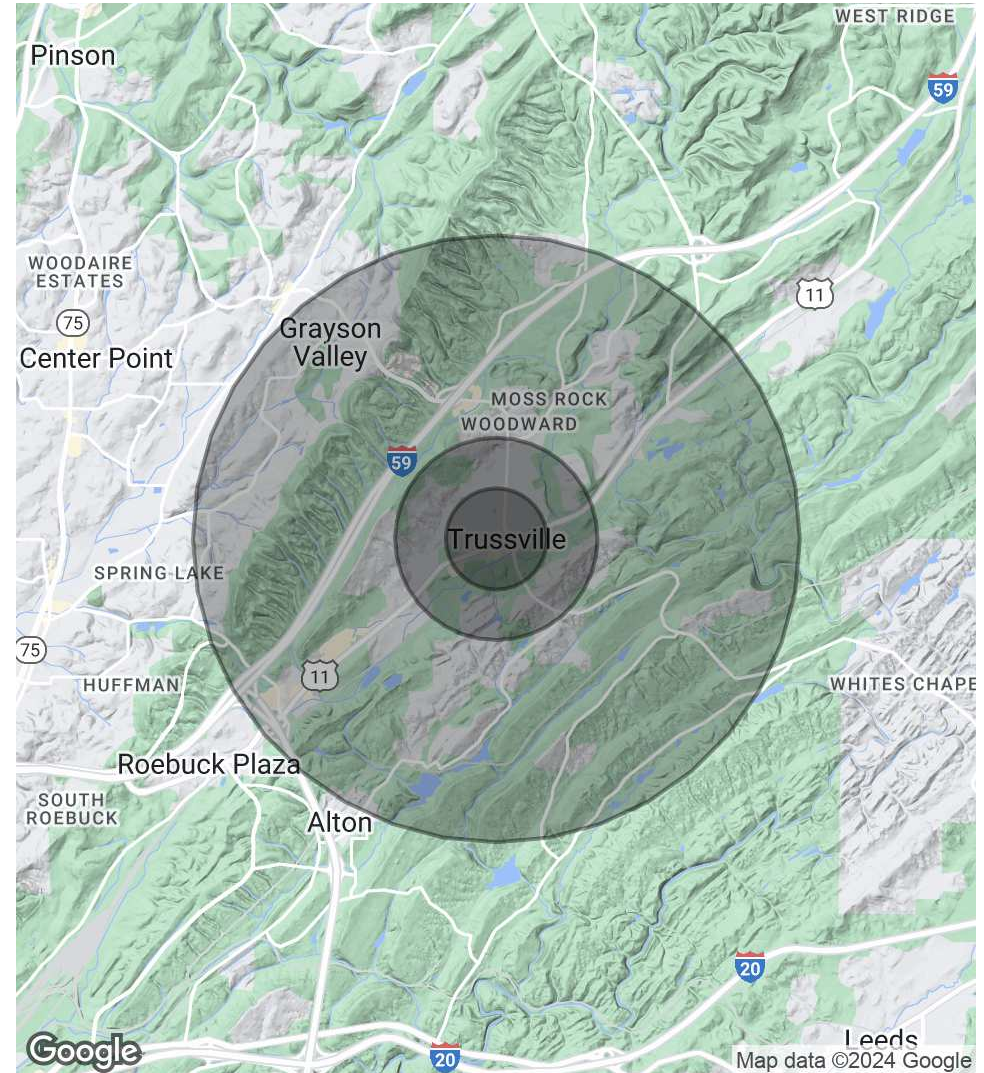
205.930.1785

trushing@redrockrg.com

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,484	4,557	26,963
Average Age	39	40	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	606	1,744	10,197
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$119,630	\$121,084	\$108,196
Average House Value	\$355,408	\$360,083	\$294,765

Demographics data derived from AlphaMap



TRISH RUSHING, CCIM

205.930.1785

trushing@redrockrg.com