

Retail Property
For Lease



DECATUR COMMONS

1605 BELTLINE ROAD SW
DECATUR, AL 35601

LEE COWDEN

Senior Vice President of Operations

859.977.1051

lcowden@bcwoodproperties.com





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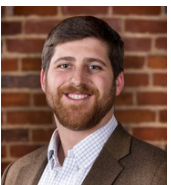
LOCATION DESCRIPTION

Conveniently nestled in the heart of Decatur, Alabama, the area offers a vibrant and growing community for retail and neighborhood center tenants. Decatur Commons has a strong tenant line up including Publix, Harbor Freight and Bealls. With easy access to major roads and highways, the property is perfectly positioned for businesses looking to establish a strong presence in this dynamic and sought-after area.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	16
Available SF:	1,700 SF
Lot Size:	15.21 Acres
Building Size:	128,031 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,894	17,228	25,299
Total Population	8,994	42,162	62,311
Average HH Income	\$71,026	\$73,268	\$75,253



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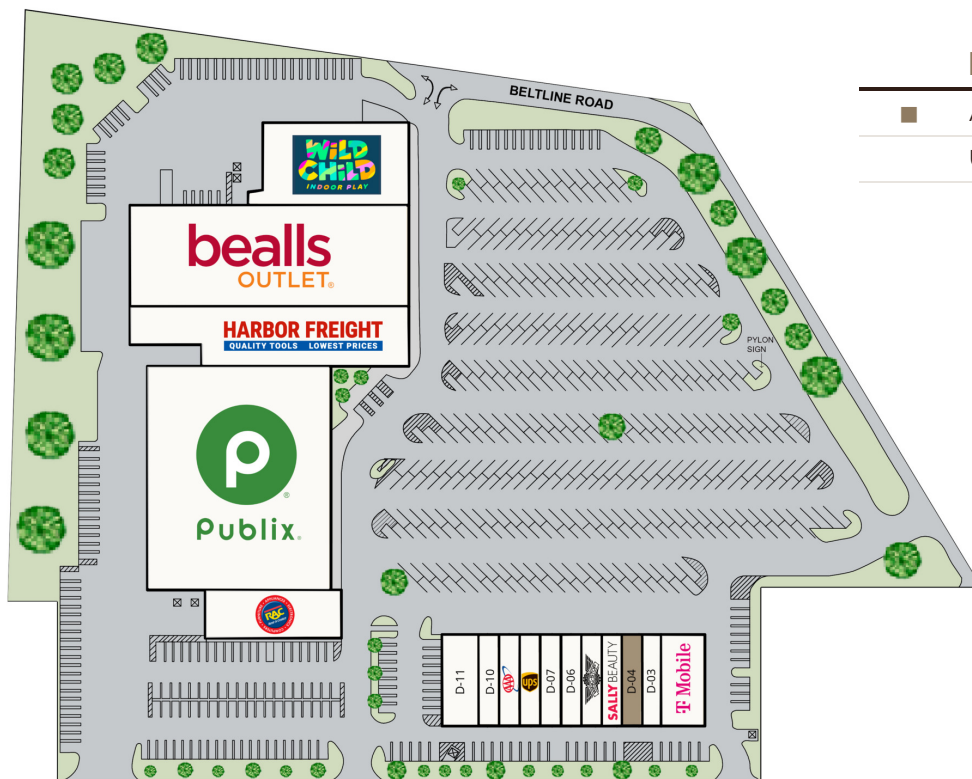
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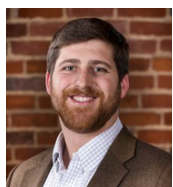


LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
A-01	Publix	44,840 SF	NNN
A-02	Beall's Outlet	21,445 SF	NNN
A-03	Harbor Freight Tools	18,123 SF	NNN
B-03	Wild Child Indoor Play	13,802 SF	NNN
C-04A	Rent-A-Center	6,500 SF	NNN
D-01	T-Mobile	4,324 SF	NNN
D-03	Cuts By Us	1,200 SF	NNN
■ D-04	Available	1,700 SF	NNN
D-05	Sally Beauty Supply	1,700 SF	NNN
D-06A	Wing Stop	2,179 SF	NNN
D-06B	Game X Change	2,046 SF	NNN



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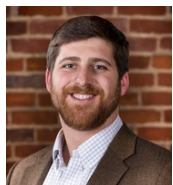
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SUITE	TENANT	SIZE	TYPE
D-07	Venus Nails	2,125 SF	NNN
D-08	The UPS Store	1,692 SF	NNN
D-09	Alabama Motorist Association - AAA	1,700 SF	NNN
D-10	Vape World	1,180 SF	NNN
D-11	Palm Beach Tan	3,475 SF	NNN



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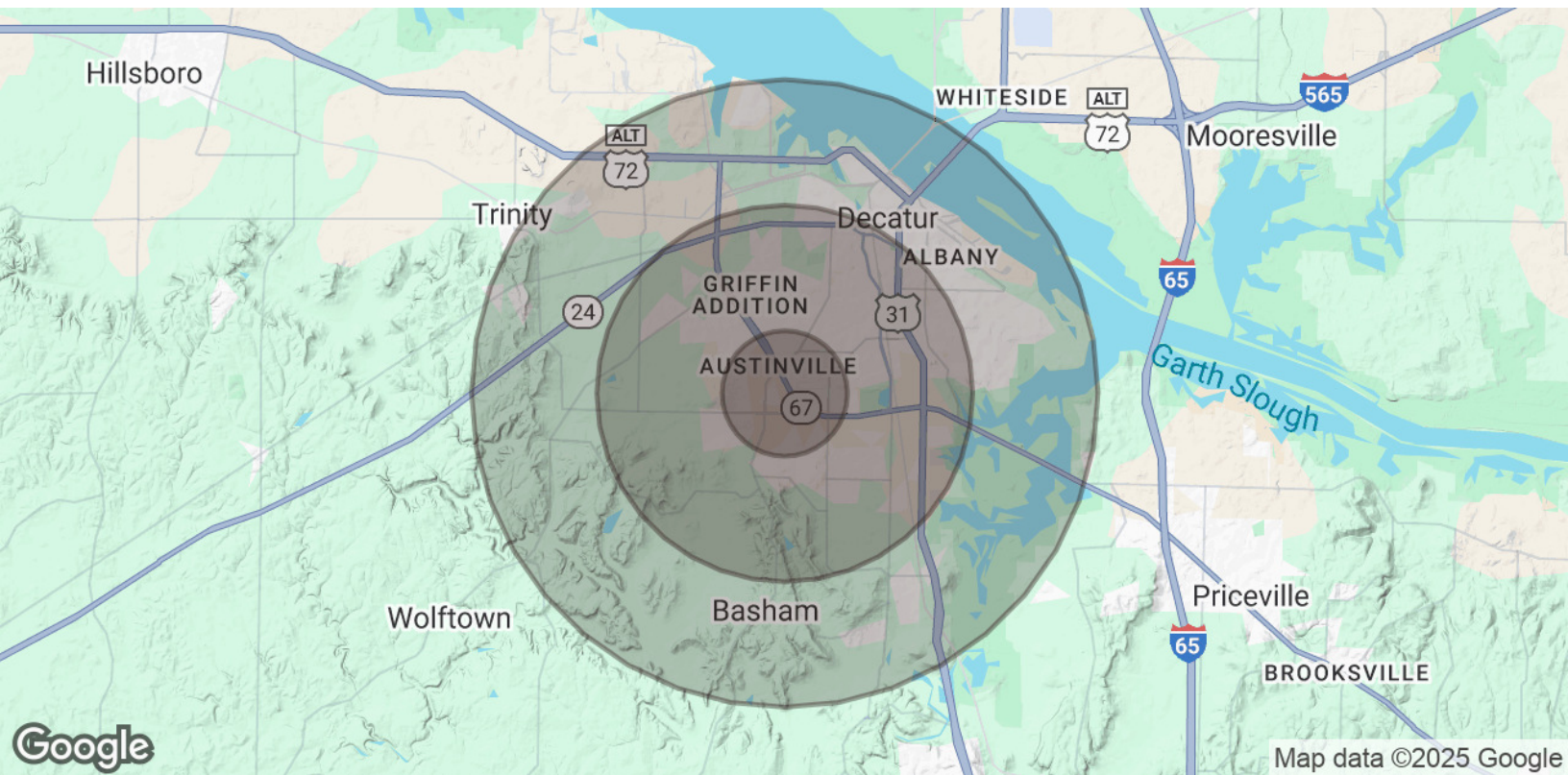
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,994	42,162	62,311
Average Age	41	40	41
Average Age (Male)	39	38	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,894	17,228	25,299
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$71,026	\$73,268	\$75,253
Average House Value	\$203,282	\$203,707	\$213,635

Demographics data derived from AlphaMap



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