

1701 CENTRAL PKWY SW

Decatur, AL 35601



PROPERTY DESCRIPTION

Introducing 1701 Central Pkwy SW, Decatur, AL – a prime property offering a high-traffic location, including warehouse space and a vacant lot for versatile use. With ample parking and all utilities available, this property is poised for success, ideal for retail or office use. Embrace the potential of this sought-after location, perfect for attracting customers and clients. Whether you envision a bustling retail space or a dynamic office environment, this property offers the flexibility and convenience you need to bring your vision to life. Seize this opportunity to position your business for growth in a thriving community.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Includes Vacant Lot
- Parking Included
- Perfect for Retail or Office Use
- All Utilities Available

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (NNN)
Number of Units:	1
Available SF:	6,000 SF
Lot Size:	1 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	835	3,181
Total Population	724	2,160	8,250
Average HH Income	\$65,960	\$62,903	\$61,423

For More Information, Please Contact:

PAULA PRESTWOOD

256.227.1524
Commercial Agent
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601
256.355.0721

www.gatewaycommercial.com

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

1701 CENTRAL PKWY SW

Decatur, AL 35601



For More Information, Please Contact:

PAULA PRESTWOOD

256.227.1524

Commercial Agent

pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

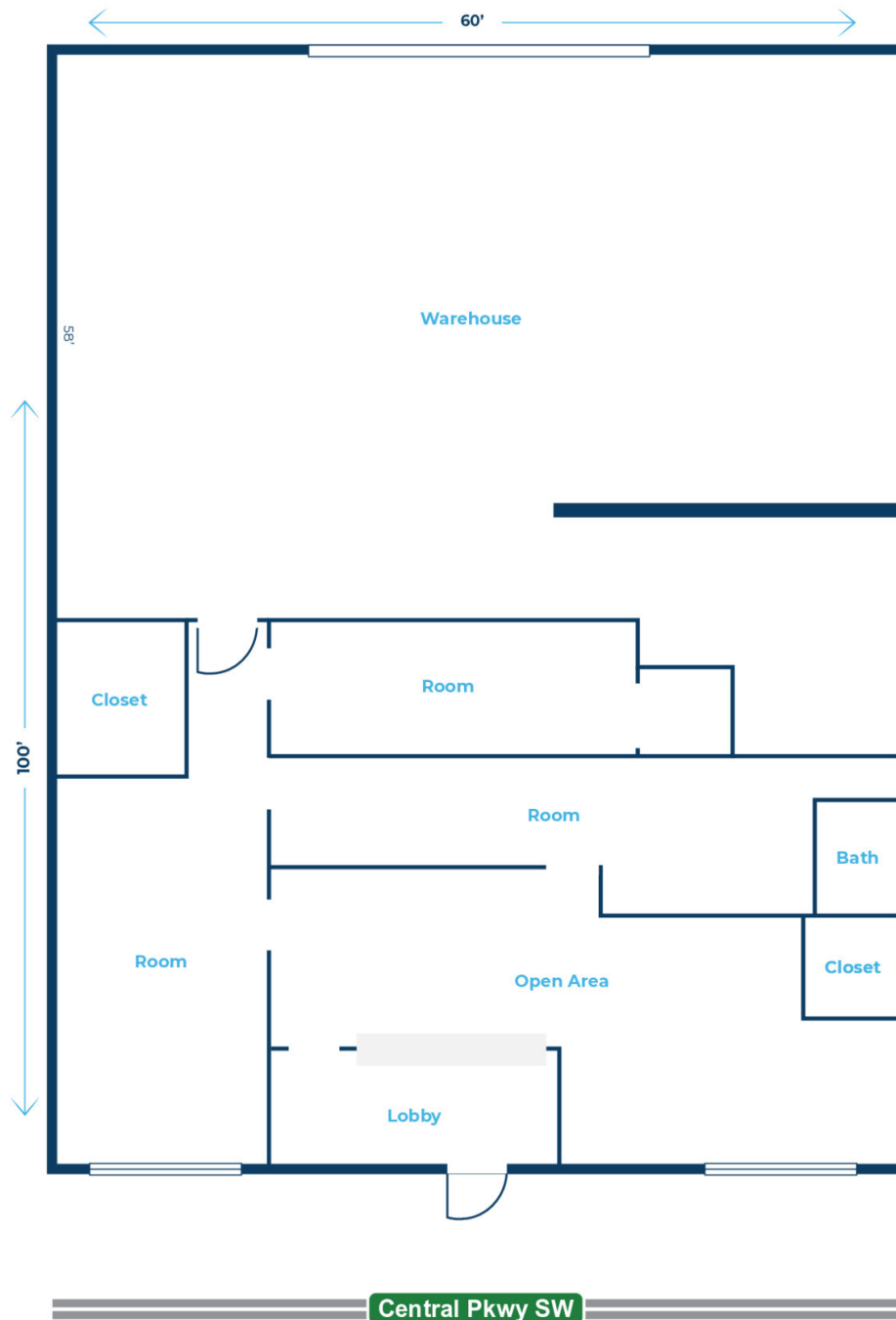
256.355.0721

www.gatewaycommercial.com

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

1701 CENTRAL PKWY SW

Decatur, AL 35601



NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

For More Information, Please Contact:

PAULA PRESTWOOD

256.227.1524

Commercial Agent

pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

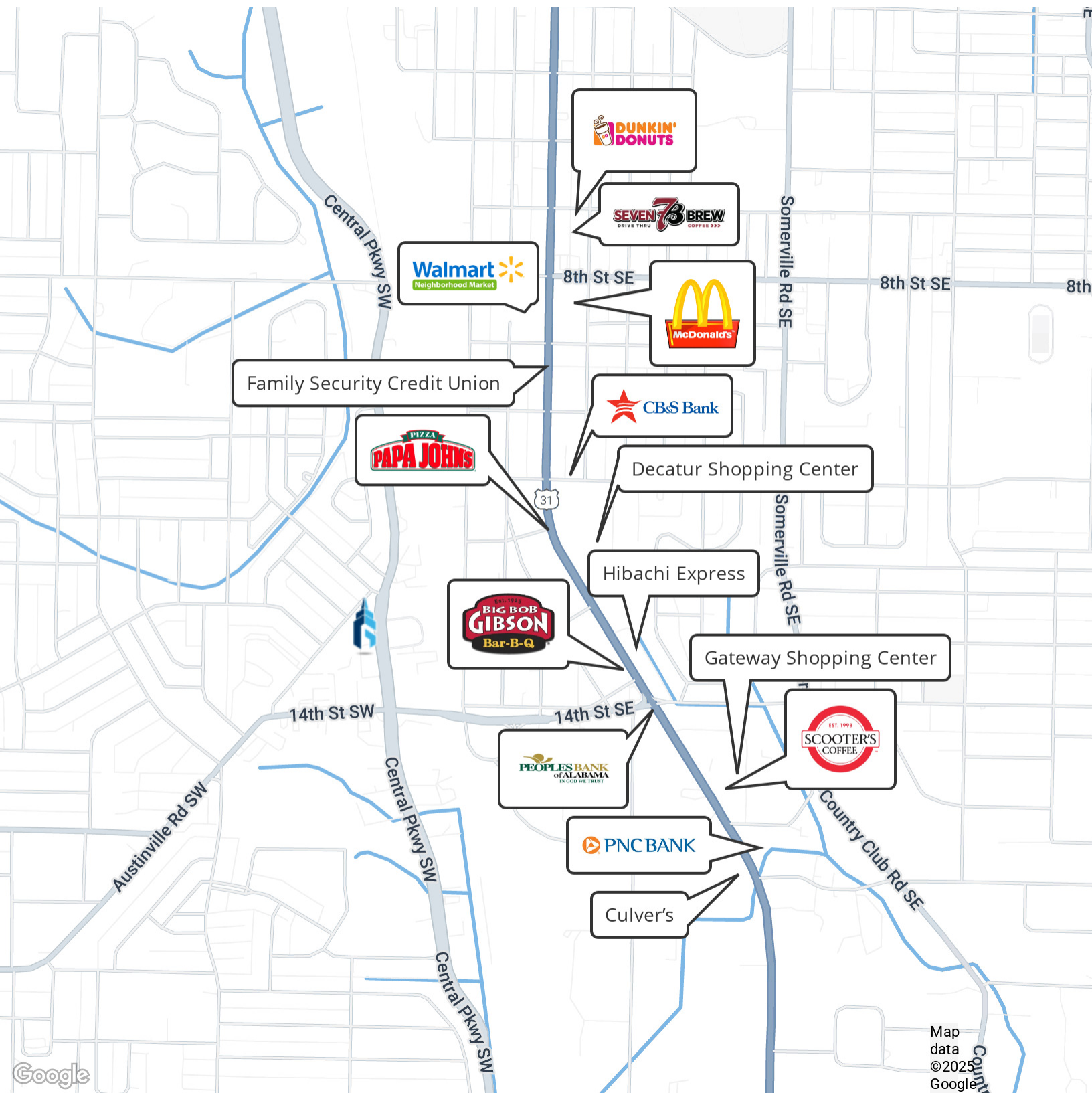
256.355.0721

www.gatewaycommercial.com

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

1701 CENTRAL PKWY SW

Decatur, AL 35601



For More Information, Please Contact:

PAULA PRESTWOOD

256.227.1524

Commercial Agent

pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

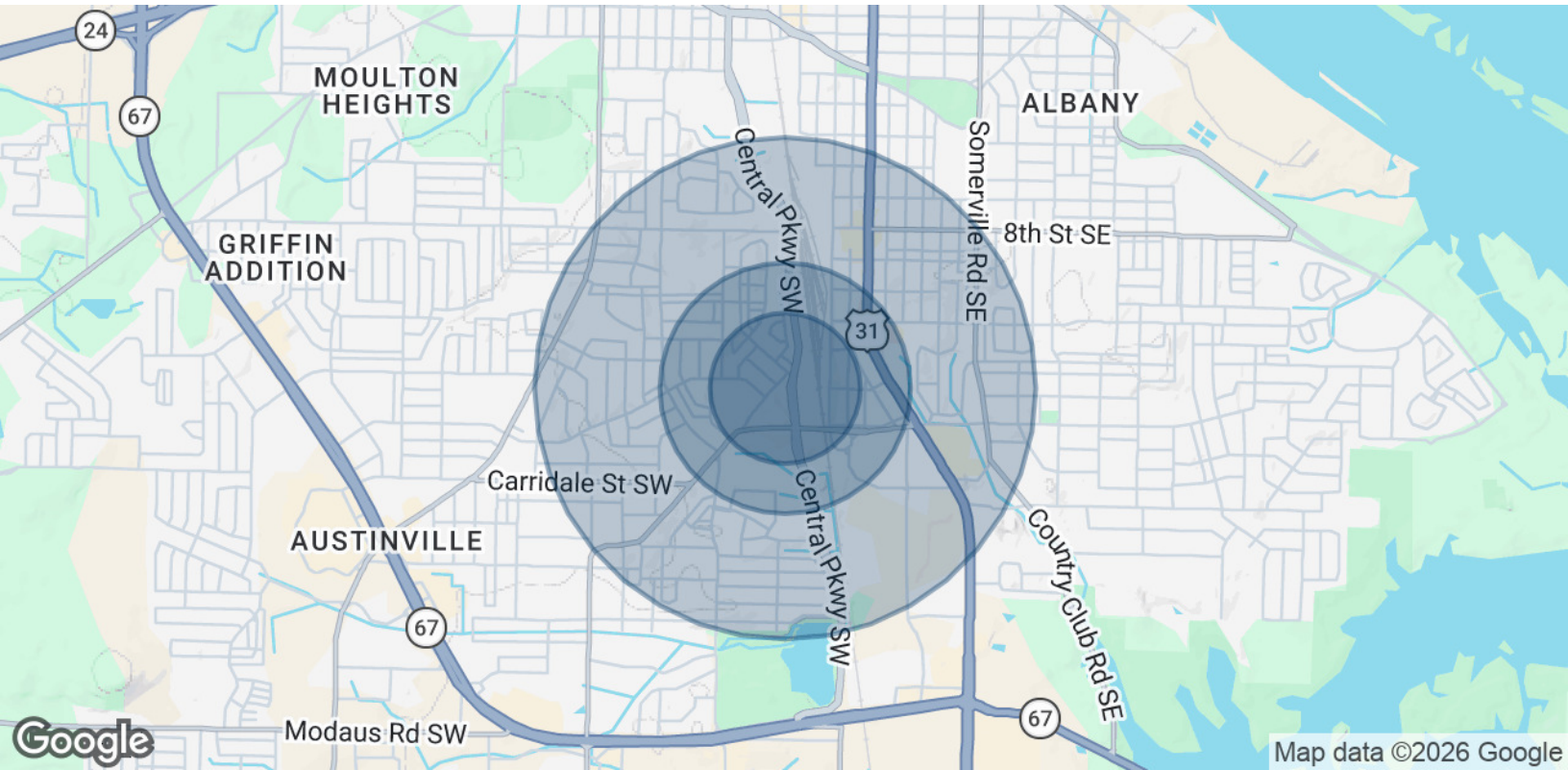
256.355.0721

www.gatewaycommercial.com

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

1701 CENTRAL PKWY SW

Decatur, AL 35601



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	724	2,160	8,250
Average Age	36	36	38
Average Age (Male)	34	35	36
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	835	3,181
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$65,960	\$62,903	\$61,423
Average House Value	\$133,983	\$142,337	\$161,289

For More Information, Please Contact:

PAULA PRESTWOOD

256.227.1524
Commercial Agent
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601
256.355.0721

www.gatewaycommercial.com

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.