

FOR SALE & LEASE

Second Gen Restaurant - White Plains
8922 Alabama 9, Anniston, AL 36207



RED ROCK



2,220 SF Second Gen Restaurant | 0.4 Acres

Sale Price: \$199,000 or Lease Rate: Call to Discuss

RACHEL ROMANO

Broker

205.218.0003

rromano@redrockrg.com

TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

trushing@redrockrg.com

1425 Richard Arrington Jr. Blvd. S Suite 100
Birmingham, AL 35205

205.324.3383

redrockrg.com





PROPERTY OVERVIEW

Second Generation Restaurant in rural White Plains area of Anniston, AL +/-2,200sf building with ample parking on site, FFE including Hood System and Walk in Cooler/Freezer on site. Excellent opportunity in area with limited competition.

PROPERTY HIGHLIGHTS

- Turn Key Restaurant
- Some FFE's in place
- Ample parking
- Directly off Highway 9
- Limited food offerings in the area.

OFFERING SUMMARY

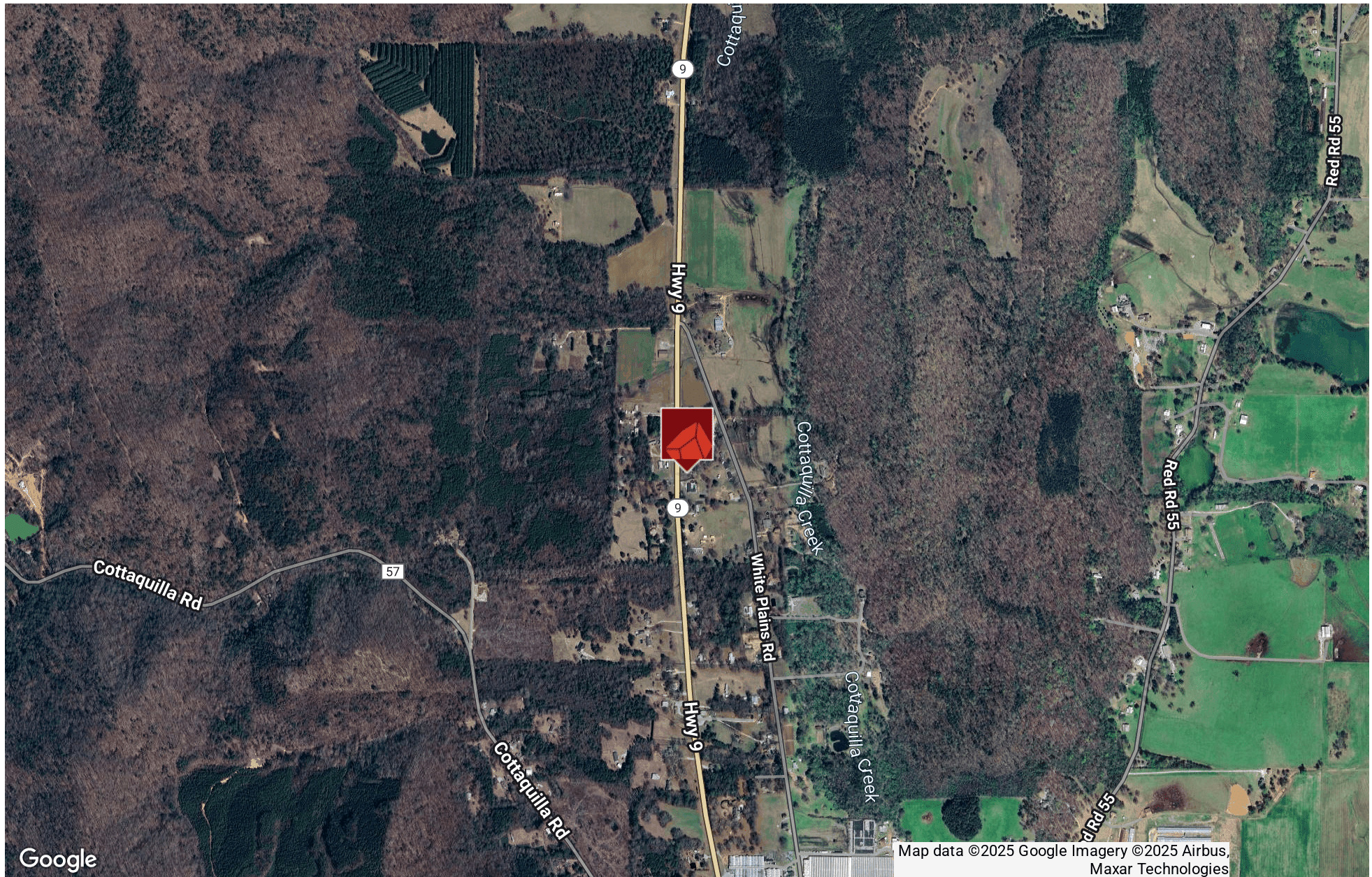
Sale Price:	\$199,000
Lease Rate:	Call to Discuss
Building Size:	2,220 SF
Lot Size:	0.4 Acres
Price / SF:	\$89.64
Market:	White Plains

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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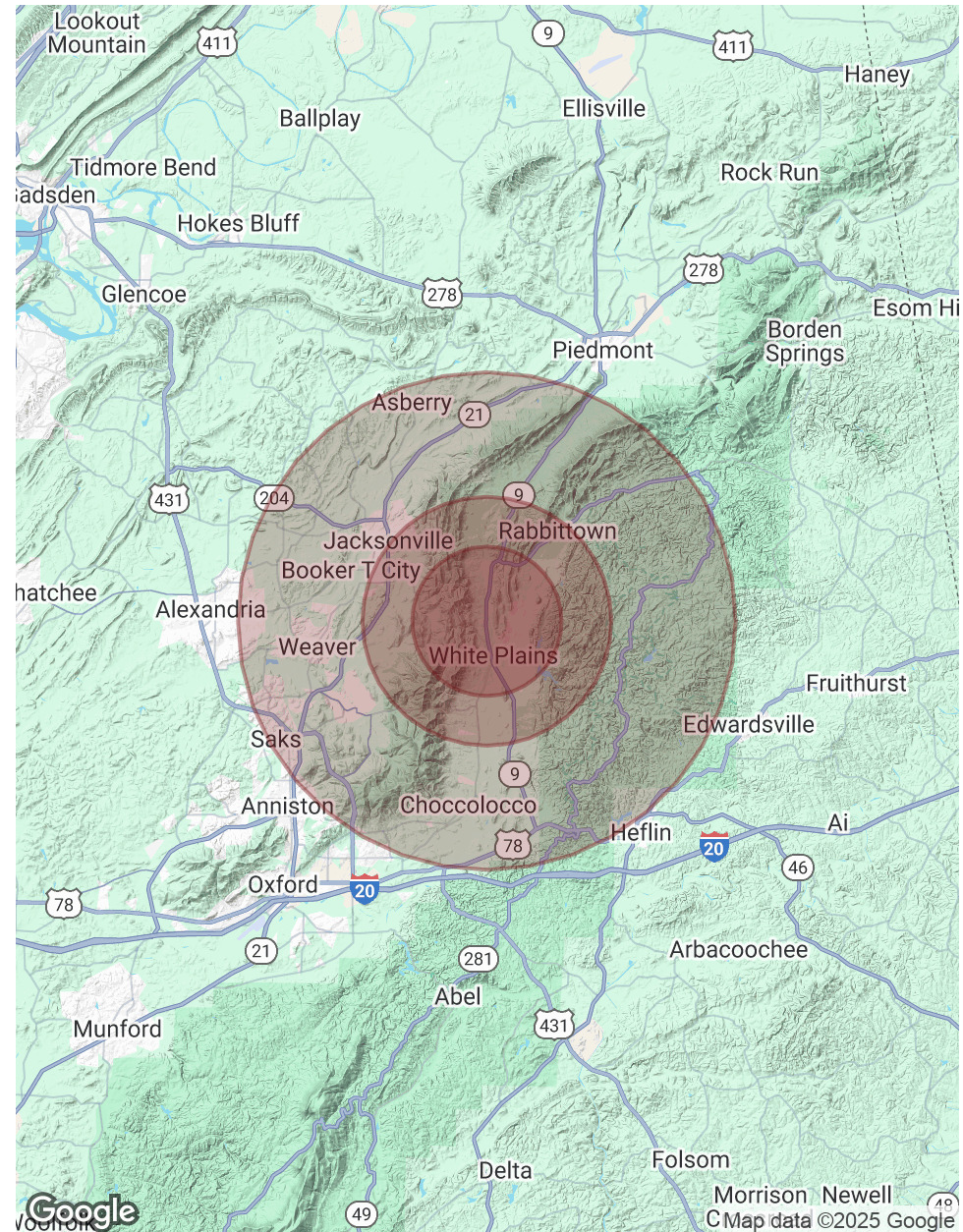
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	1,745	7,177	52,845
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	680	3,048	20,824
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$63,277	\$62,159	\$64,710
Average House Value	\$215,136	\$204,499	\$195,860

Demographics data derived from AlphaMap



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