

# FORMER DIRT CHEAP

2045 DOUGLAS AVE, BREWTON, AL 36426

# FOR LEASE




## LOCATION DESCRIPTION

Site is well located on Douglas Avenue, Brewton's main retail corridor. One mile south of Walmart and near other national retailers. Directly adjacent to T.R. Miller High School with a student population of 400.

## PROPERTY HIGHLIGHTS

- Approximately 22,250 SF available with rear loading dock and side storage yard
- Located directly next door to T.R. Miller High School
- Excellent visibility and signage to Douglas Avenue with traffic counts of 12,178 cars per day, Brewton's main retail corridor
- Co-tenancy with Roses Express, Farmers Home Furniture, and shared parking lot with Pic n' Sav Grocery



 DEMOGRAPHICS	5 MDT	10 MDT	15 MDT
POPULATION	3,581	6,789	9,548
DAYTIME POPULATION	4,169	8,775	11,114
HOUSEHOLDS	1,544	2,750	3,902
AVERAGE HH INCOME	\$76,437	\$69,372	\$64,960



**WILL VICKERY**

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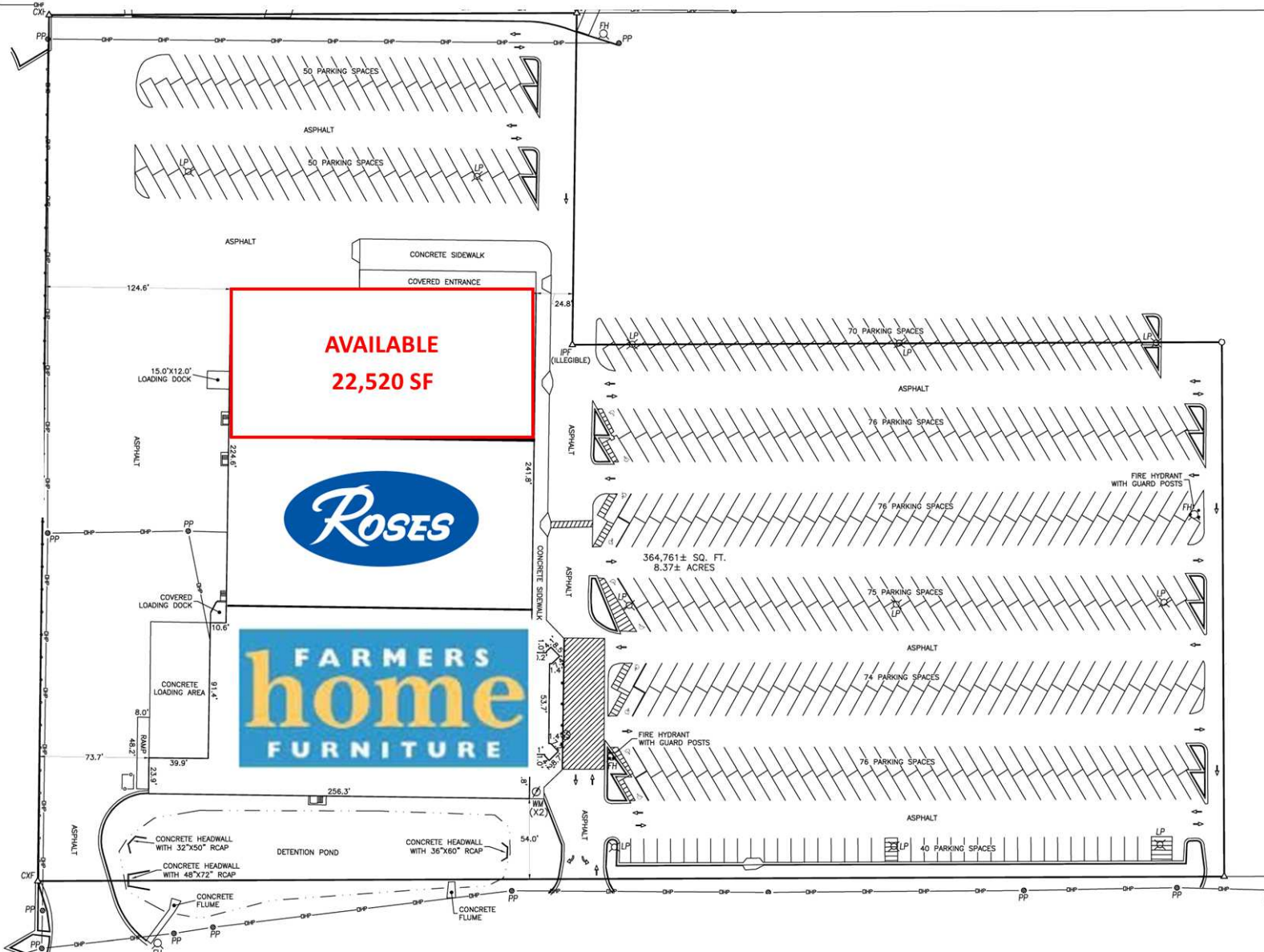
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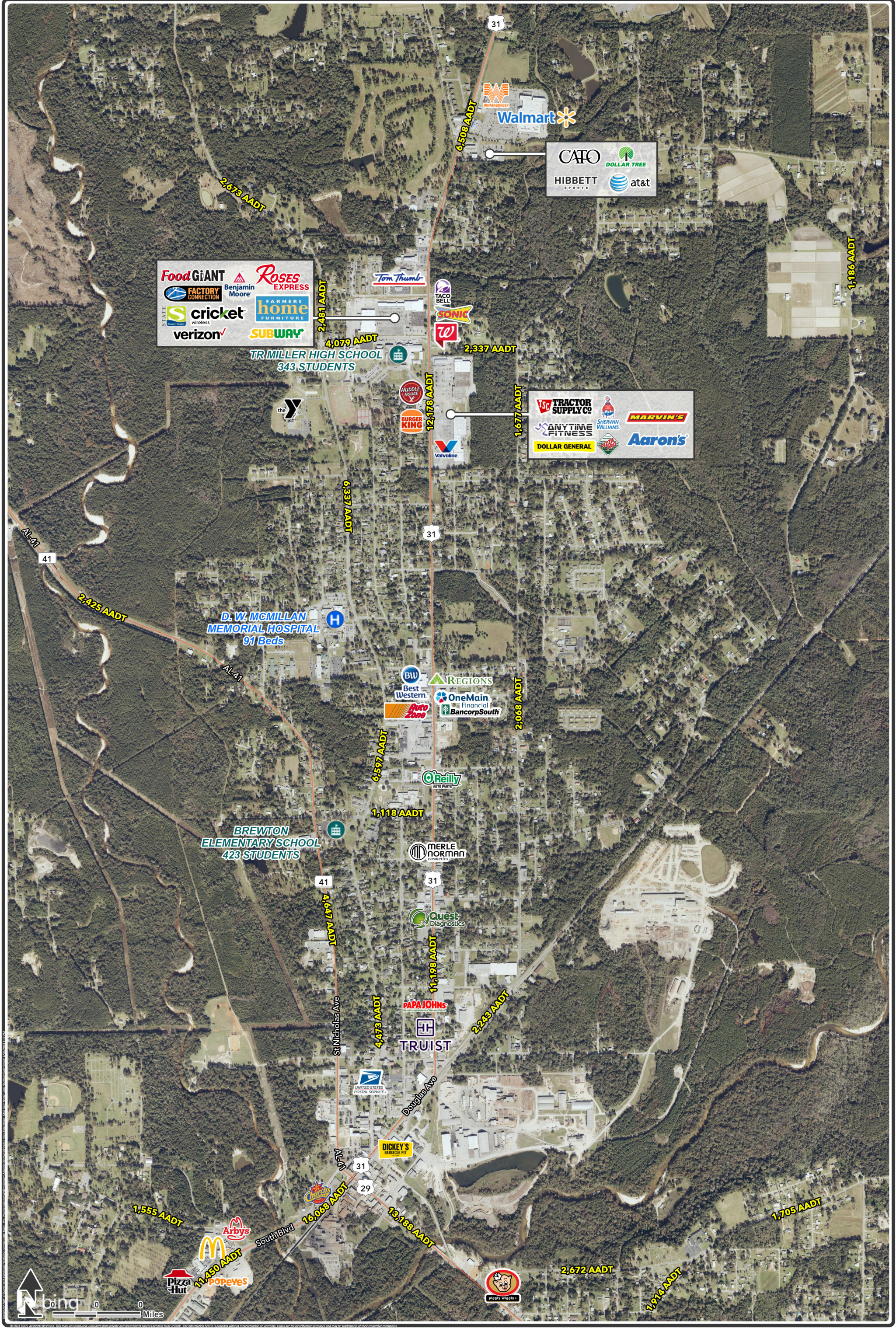
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# Brewton, Alabama

## Major Retail