

# FORMER BURGER KING

30024 Alabama 79, Locust Fork, AL 35097



## OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Sale Price:    | \$625,000     |
| Year Built:    | 2019          |
| Building Size: | 2,568 SF      |
| Market:        | Birmingham    |
| Submarket:     | Blount County |
| Price / SF:    | \$243.38      |

## PROPERTY OVERVIEW

The Former Burger King is a 2,568 SF freestanding restaurant building constructed in 2019 and offered for sale. The property features a modern layout designed for efficient restaurant operations, with strong curb appeal and a highly functional footprint well-suited for a variety of retail, QSR, or fast-casual concepts. The building's recent construction supports reduced near-term capital needs and provides an investor with a newer-generation asset that can be repositioned for an owner-user or leased to a new tenant. With its adaptable design and turnkey restaurant infrastructure, the property presents an attractive opportunity for investors seeking a single-tenant retail or restaurant acquisition.

# FORMER BURGER KING

30024 Alabama 79, Locust Fork, AL 35097



WALTER KELLEY

205.235.0440

walterk@acrerep.com

GRIFFIN CARROLL

205.235.0440

griffinc@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC

1607 Richard Arrington Jr Blvd S

Birmingham, AL 35205

205.235.0440 | acrerep.com

# FORMER BURGER KING

30024 Alabama 79, Locust Fork, AL 35097



WALTER KELLEY

205.235.0440

walterk@acrerep.com

GRIFFIN CARROLL

205.235.0440

griffinc@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC

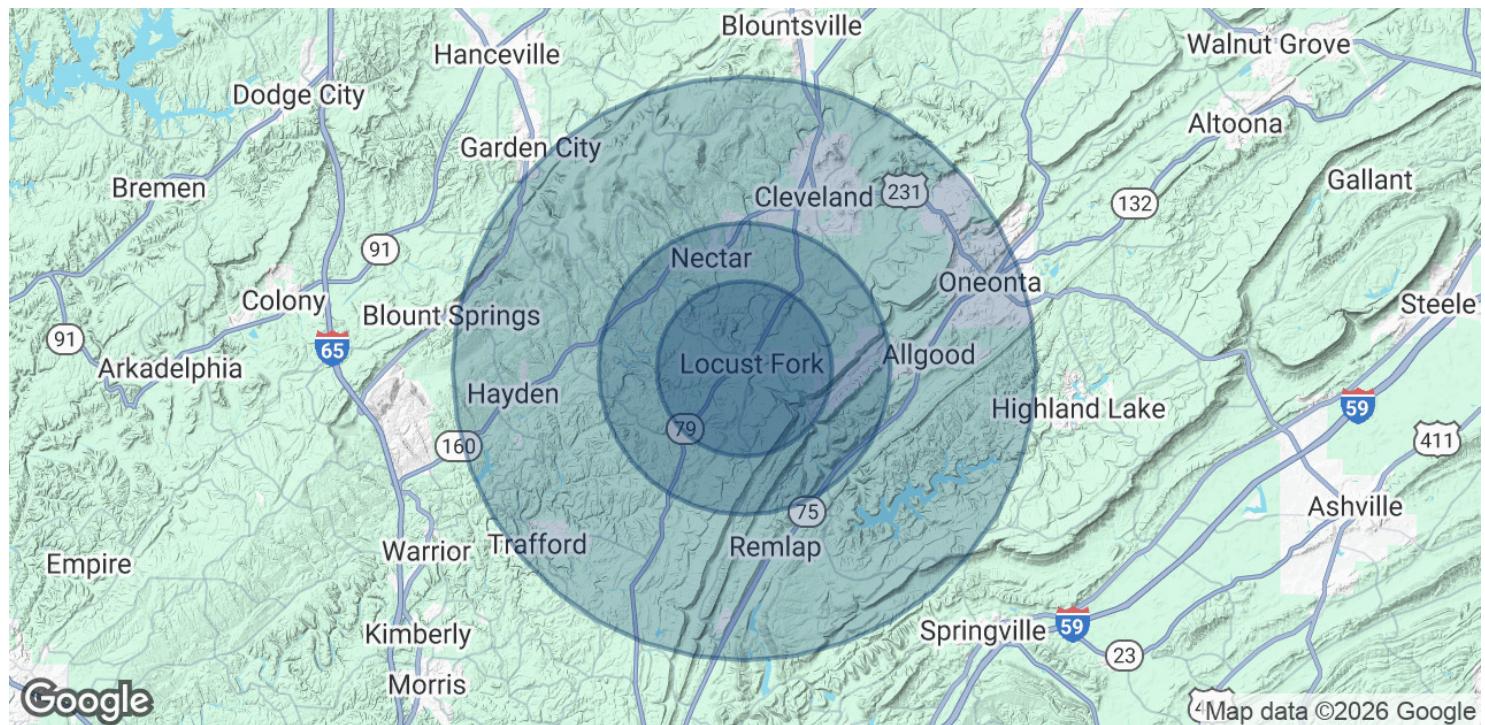
1607 Richard Arrington Jr Blvd S

Birmingham, AL 35205

205.235.0440 | acrerep.com

# FORMER BURGER KING

30024 Alabama 79, Locust Fork, AL 35097



| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 3,511   | 7,728   | 31,304   |
| Average Age          | 43      | 42      | 41       |
| Average Age (Male)   | 43      | 42      | 40       |
| Average Age (Female) | 43      | 43      | 42       |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,361     | 2,951     | 11,776    |
| # of Persons per HH | 2.6       | 2.6       | 2.7       |
| Average HH Income   | \$81,477  | \$86,244  | \$87,319  |
| Average House Value | \$219,619 | \$217,453 | \$235,933 |

Demographics data derived from AlphaMap