



60 SOUTH MOUNTAIN DRIVE

60 SOUTH MOUNTAIN DRIVE, DECATUR, AL 35603



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



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OFFERING INFORMATION

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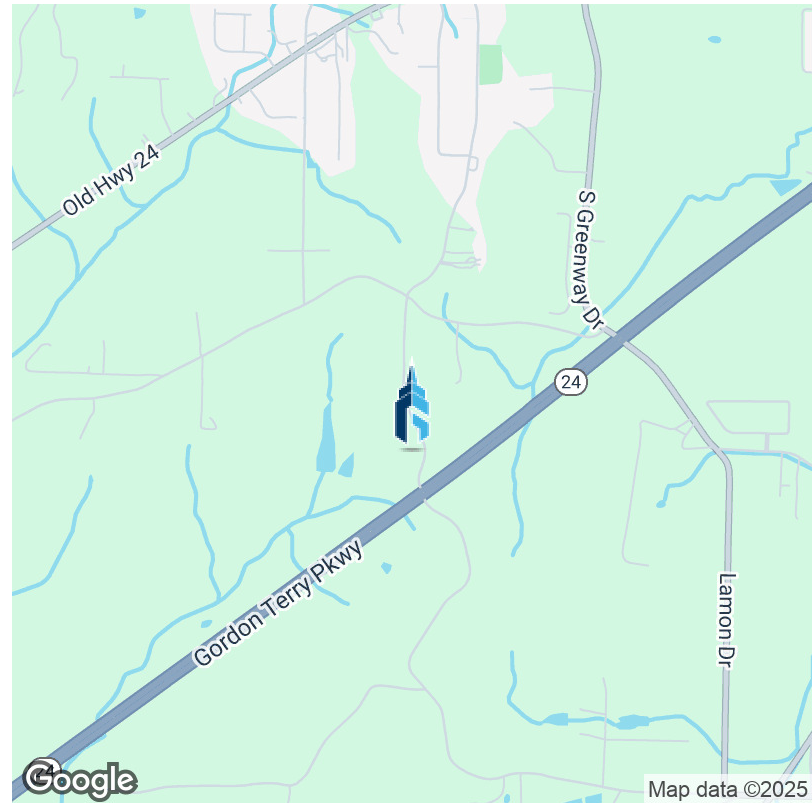
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,300,000
Lease Rate:	\$3,500.00 per month (Gross)
Building Size:	22,500 SF
Available SF:	5,625 SF
Lot Size:	3 Acres
Number of Units:	4
NOI:	\$81,635
Year Built:	1992
Zoning:	None
Market:	Decatur
Submarket:	Trinity
Traffic Count:	15,621

PROPERTY OVERVIEW

Presenting an exceptional opportunity for industrial and warehouse/distribution investors, this property offers a 22,500 SF building featuring 4 units, with a solid foundation built in 1992. Unzoned, the property is strategically positioned in the thriving Decatur area, with a notable 75% occupancy rate, reflecting strong tenant interest and stability. With its prime location, this investment showcases significant potential for expansion and yield. Don't miss the chance to capitalize on this well-maintained and high-performing asset on high-traffic AL Hwy 20.

PROPERTY HIGHLIGHTS

- Flexible lease options
- Ample parking space
- Close to major transportation routes
- Customizable space configurations
- 22,500 SF building
- 4 units
- Unzoned
- 75% occupancy



OFFERING INFORMATION

60 South Mountain Drive, Decatur, AL 35603

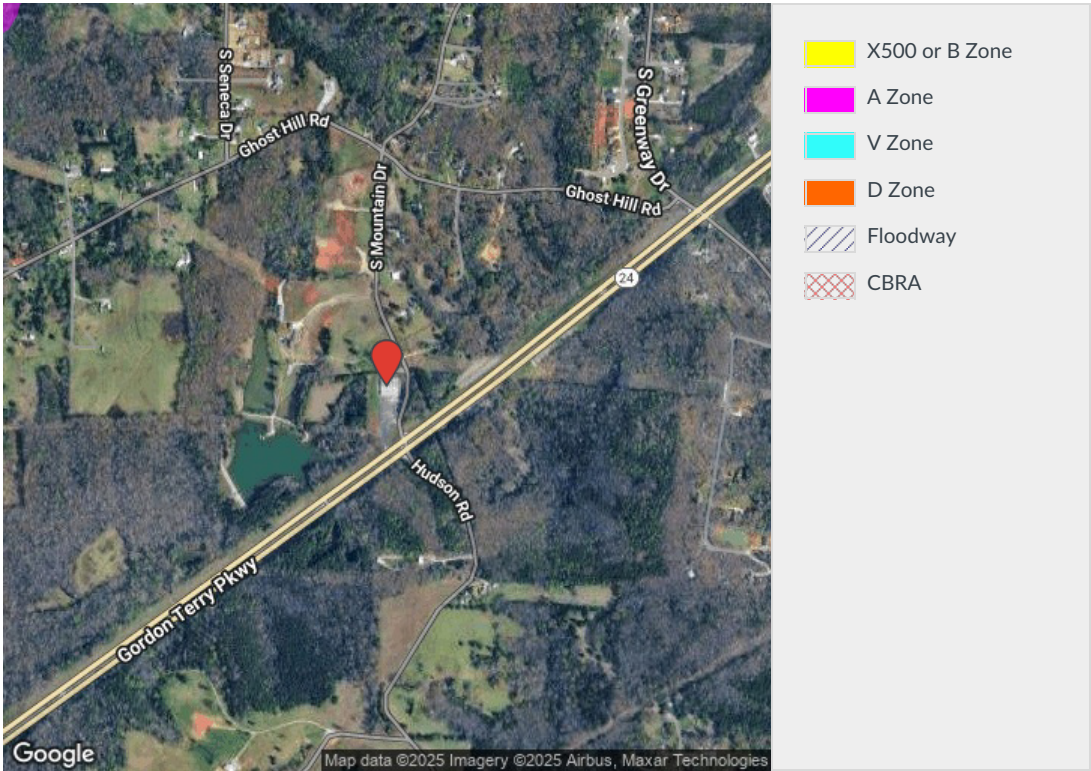
60 S MOUNTAIN DR DECATUR, AL 35603-3758

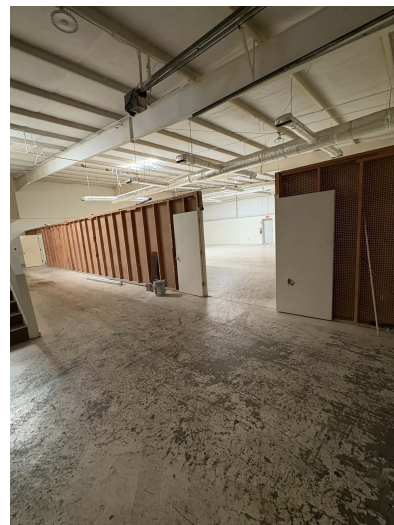
LOCATION ACCURACY: 📍 Excellent

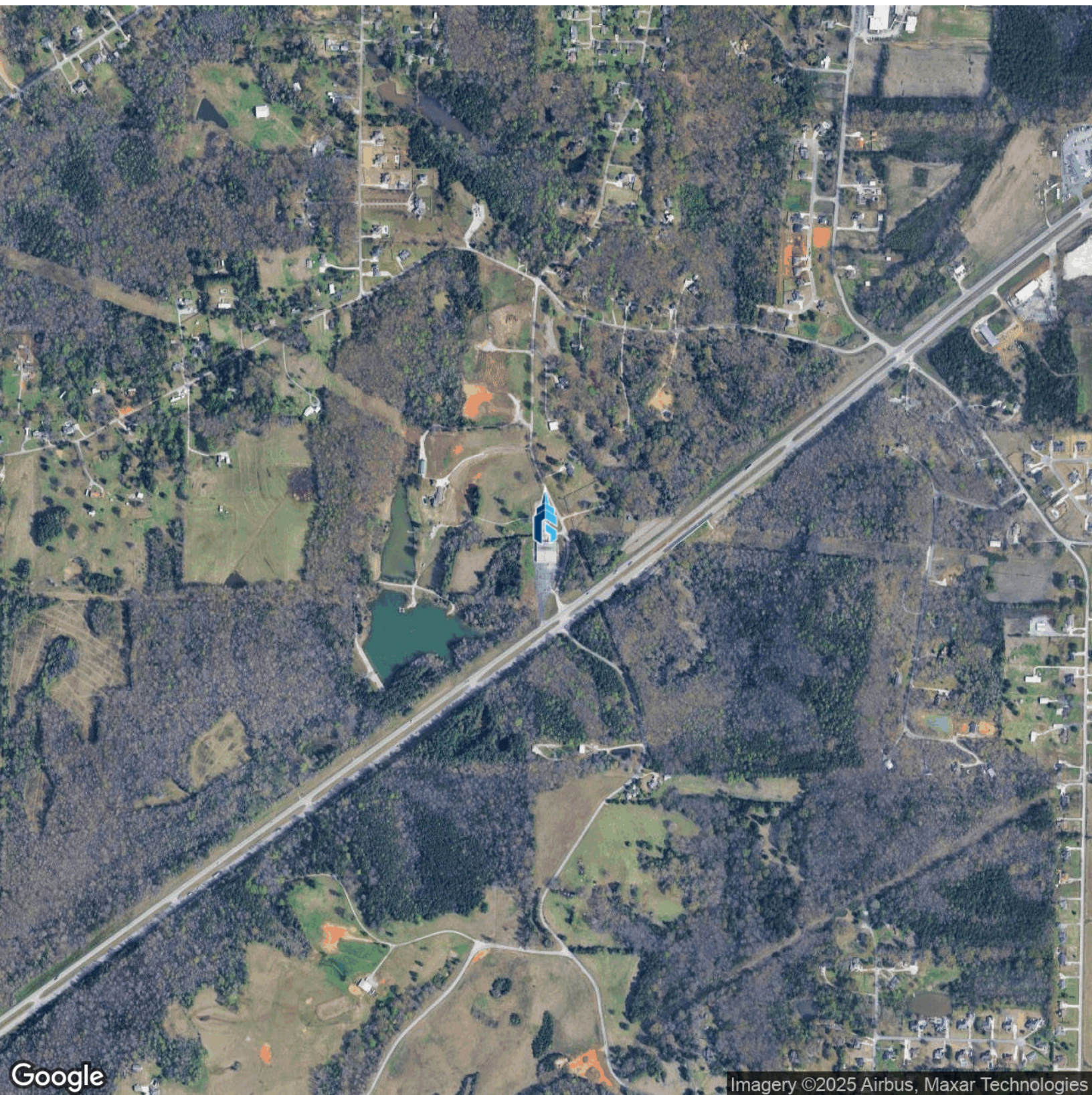
Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010175	PANEL	0054F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0054F



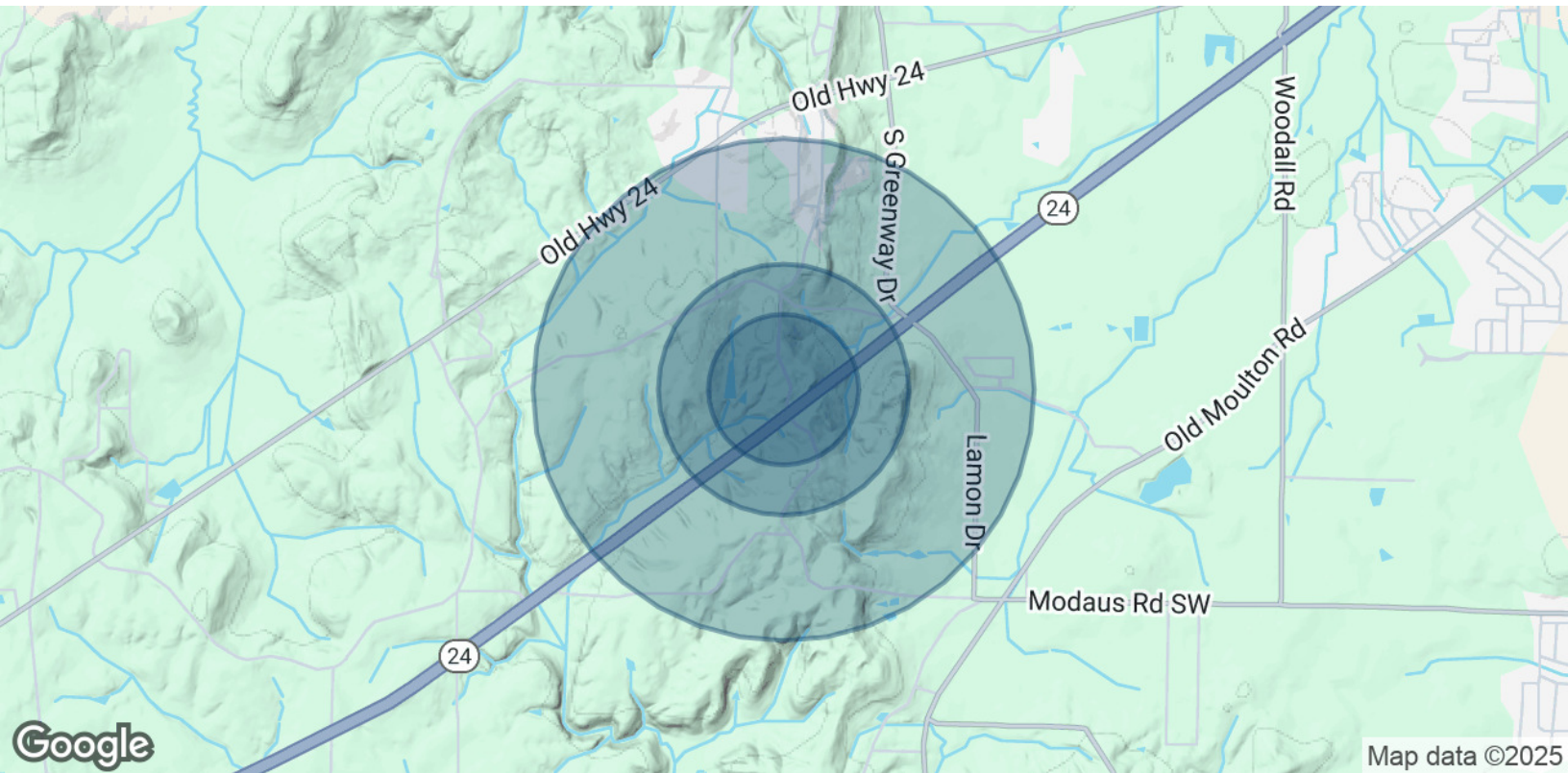




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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	15	97	751
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	38	293
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$69,587	\$83,547	\$84,348
Average House Value	\$281,667	\$314,158	\$315,227

Demographics data derived from AlphaMap

Executive Summary

60 S Mountain Dr, Decatur, Alabama, 35603



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	764	8,129	30,817
2020 Population	826	8,410	31,226
2025 Population	867	8,441	31,169
2030 Population	881	8,449	31,095
2010-2020 Annual Rate	0.78%	0.34%	0.13%
2020-2025 Annual Rate	0.93%	0.07%	-0.03%
2025-2030 Annual Rate	0.32%	0.02%	-0.05%

Age			
2025 Median Age	41.9	42.9	41.8
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	73.5%	72.0%	62.1%
Black Alone	7.4%	11.4%	19.8%
American Indian Alone	1.7%	1.4%	1.1%
Asian Alone	0.3%	0.9%	0.9%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	9.0%	5.9%	7.7%
Two or More Races	8.0%	8.5%	8.3%
Hispanic Origin	13.4%	9.9%	12.3%
Diversity Index	57.0	55.5	65.6

Households			
2010 Total Households	309	3,199	12,265
2020 Total Households	332	3,361	12,719
2025 Total Households	353	3,460	13,028
2030 Total Households	365	3,518	13,215
2010-2020 Annual Rate	0.72%	0.50%	0.36%
2020-2025 Annual Rate	1.18%	0.55%	0.46%
2025-2030 Annual Rate	0.67%	0.33%	0.29%
2025 Average Household Size	2.46	2.44	2.37
Wealth Index	98	95	80

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	19.8%	18.2%	17.7%
Median Household Income			
2025 Median Household Income	\$95,061	\$89,487	\$77,877
2030 Median Household Income	\$107,183	\$102,231	\$85,377
2025-2030 Annual Rate	2.43%	2.70%	1.86%
Average Household Income			
2025 Average Household Income	\$113,031	\$107,678	\$96,071
2030 Average Household Income	\$125,879	\$117,449	\$104,458
Per Capita Income			
2025 Per Capita Income	\$44,007	\$44,264	\$40,059
2030 Per Capita Income	\$49,876	\$49,043	\$44,286
2025-2030 Annual Rate	2.54%	2.07%	2.03%
Income Equality			
2025 Gini Index	41.3	38.3	40.8
Socioeconomic Status			
2025 Socioeconomic Status Index	53.1	52.8	49.3
Housing Unit Summary			
Housing Affordability Index	123	133	135
2010 Total Housing Units	333	3,408	13,107
2010 Owner Occupied Hus (%)	88.0%	79.2%	72.2%
2010 Renter Occupied Hus (%)	12.3%	20.8%	27.8%
2010 Vacant Housing Units (%)	7.2%	6.1%	6.4%
2020 Housing Units	360	3,584	13,559
2020 Owner Occupied HUs (%)	85.2%	77.3%	70.1%
2020 Renter Occupied HUs (%)	14.8%	22.7%	29.9%
Vacant Housing Units	6.6%	6.1%	6.2%
2025 Housing Units	384	3,687	13,850
Owner Occupied Housing Units	85.8%	78.1%	70.9%
Renter Occupied Housing Units	14.2%	21.9%	29.1%
Vacant Housing Units	8.1%	6.2%	5.9%
2030 Total Housing Units	396	3,740	14,007
2030 Owner Occupied Housing Units	315	2,760	9,410
2030 Renter Occupied Housing Units	50	758	3,804
2030 Vacant Housing Units	31	222	792

**PAULA PRESTWOOD****Commercial Agent**

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PROFESSIONAL BACKGROUND

Paula Prestwood brings more than three decades of experience in commercial real estate to Gateway Commercial Brokerage, where she has been a dedicated member of the team since 1994. Based in Decatur, Alabama, Paula has built a reputation for integrity, market insight, and an unwavering commitment to helping businesses find the right space to grow and succeed.

Over the course of her career, she has had the privilege of working with a diverse portfolio of well-known clients, including Lowe's, Archer-Daniels Midland, McDonald's, Burger King, Russell Corporation, Dutch Quality House, Solutia, Clark Properties, Decatur Lamp Company, Holladay Antiques, Maaco, and many others. Her ability to understand client needs—paired with her in-depth knowledge of the North Alabama market—has made her a trusted partner to local, regional, and national brands.

Paula is a graduate of the University of Alabama in Huntsville, where she earned a Bachelor of Science in Business Administration with a cognate in Marketing and a minor in Political Science. She continued to strengthen her professional foundation through the PRO Real Estate Academy.

Deeply rooted in her community, Paula has previously served on the Board of Directors for Habitat for Humanity, reflecting her belief in giving back and supporting organizations that help strengthen the lives of local families.

Known for her personable approach, strong negotiation skills, and commitment to client success, Paula remains passionate about contributing to the growth and vibrancy of Decatur and the surrounding region. When working with Paula, clients can expect professionalism, persistence, and a genuine dedication to helping them reach their goals.



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PROFESSIONAL BACKGROUND

Gene Hamilton joined Gateway Commercial Brokerage in 2017. He lives in Decatur, Alabama.