



RETAIL PROPERTY FOR SALE

WESTGATE SHOPPING CENTER

1520 W. Moulton Street, Decatur, AL 35601



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

1520 W. MOULTON STREET, DECATUR, AL 35601

WESTGATE SHOPPING CENTER



RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$299,000
Price / SF:	\$28.48
Cap Rate:	10.33%
NOI:	\$30,900
Year Built:	1967
Building Size:	10,500 SF
Zoning:	M-1 (Light industry)
Traffic Count:	14,800

PROPERTY OVERVIEW

The section including suites A, B & C can be sold separately from the rest of the building. Currently, Suites A & C are for lease.

LOCATION OVERVIEW

This property has tons of possibilities. Suites A, B, and C can be sold separately from the rest of the center. Suite B is currently leased to AAA Pawn. Suite A & C could be leased. Suite D is for lease.

Decatur has a population of over 55,000 and a median income of just over \$45,000. The city, nicknamed "The River City", is located in Northern Alabama on the banks of Wheeler Lake, along the Tennessee River. It is also the county seat and largest city in Morgan County. Morgan County boasts a diverse economic base, from nearly 20 Fortune 500 companies to innovative entrepreneurs and small business owners. Also Decatur is a commerce hub and primary artery for railroads with both CSX Transportation Systems and Norfolk-Southern maintaining rails through the area.



PRESENTED BY:

TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

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ADDITIONAL PHOTOS



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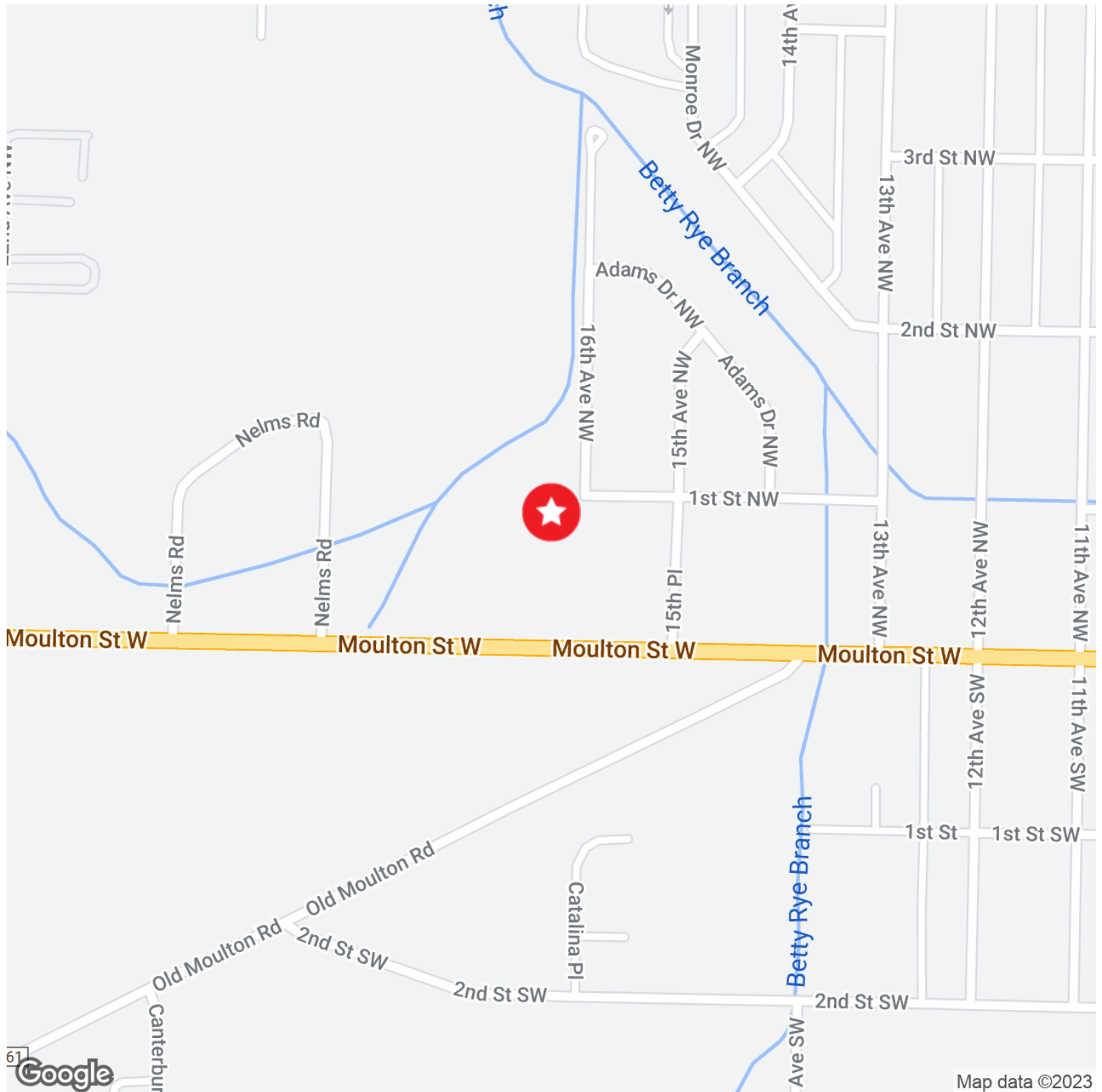
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RETAIL PROPERTY FOR SALE

LOCATION MAP



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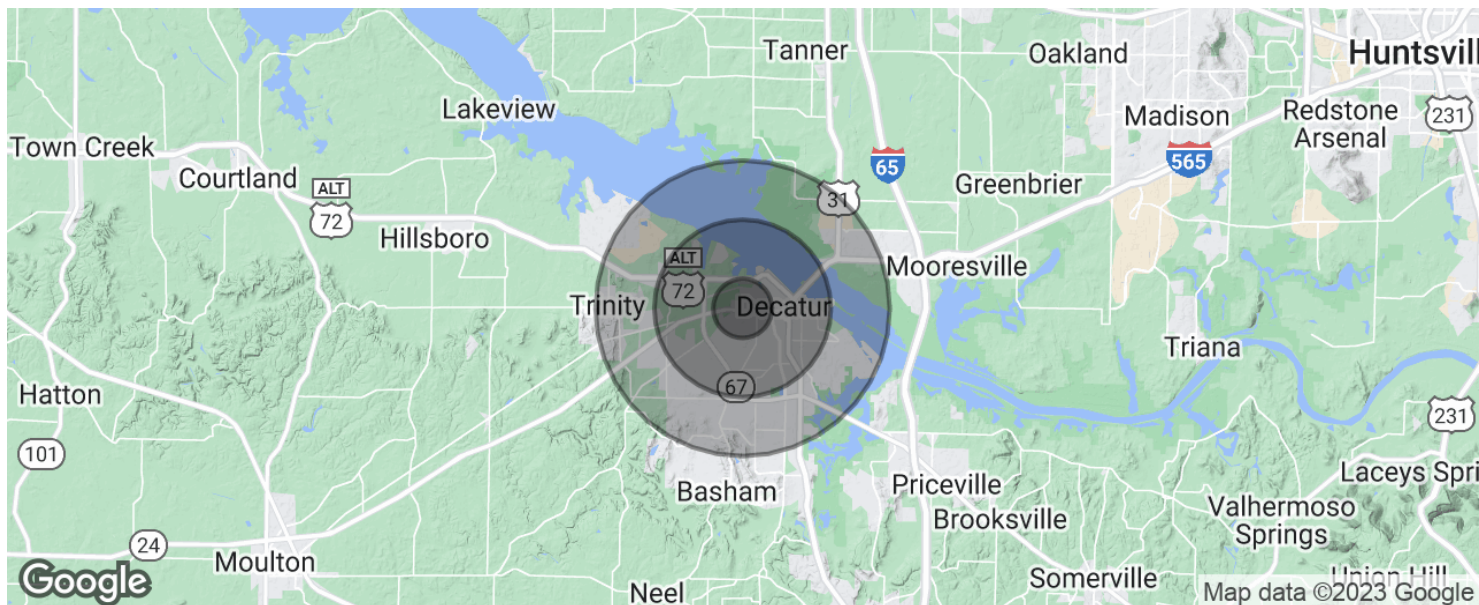
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,236	32,822	60,982
Median age	32.6	35.7	36.4
Median age (Male)	27.2	32.7	33.8
Median age (Female)	34.1	37.7	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,575	13,225	24,697
# of persons per HH	2.7	2.5	2.5
Average HH income	\$34,998	\$47,371	\$52,356
Average house value	\$46,552	\$111,074	\$130,662

* Demographic data derived from 2020 ACS - US Census



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRO FORMA

Price	\$299,000
Price per SF	\$28.48
CAP Rate	10.3%
Cash-on-Cash Return (yr 1)	10.33 %
Total Return (yr 1)	\$30,900
Debt Coverage Ratio	-

OPERATING DATA

PRO FORMA

Gross Scheduled Income	\$49,200
Other Income	-
Total Scheduled Income	\$49,200
Vacancy Cost	\$12,300
Gross Income	\$36,900
Operating Expenses	\$6,000
Net Operating Income	\$30,900
Pre-Tax Cash Flow	\$30,900

FINANCING DATA

PRO FORMA

Down Payment	\$299,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



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ADVISOR BIO 1



TERRI DEAN, CCIM

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

AL #68080

PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 17-year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine-person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS

Alabama CCIM Chapter
Enable Madison County - Immediate Past President of the Board of Directors
Better Business Bureau of North Alabama Board of Directors
Madison Chamber of Commerce
Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution
National Society United States Daughters of 1812

DEAN COMMERCIAL REAL ESTATE



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