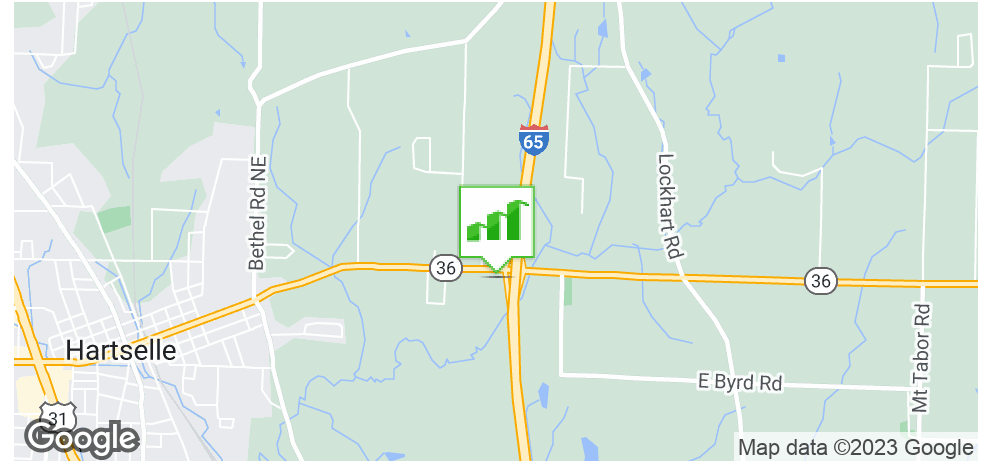


1804 MAIN ST E

HARTSELLE, AL 35640

Executive Summary



OFFERING SUMMARY

Sale Price: \$1,850,000

Lot Size: 1.2 Acres

Year Built: 2000

Building Size: 2,100

Price / SF: \$880.95

PROPERTY HIGHLIGHTS

- Frontage on AL-36 E with traffic counts of 12,751± AADT
- Ample Parking
- Gallons: \$60,000/month
- Inside Sales: \$80,000/month
- 2.0± Miles from Downtown Hartselle, AL
- 22.9± Miles from Huntsville
- Located at Exit 328 just off of I-65 with traffic counts of 44,235± AADT



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

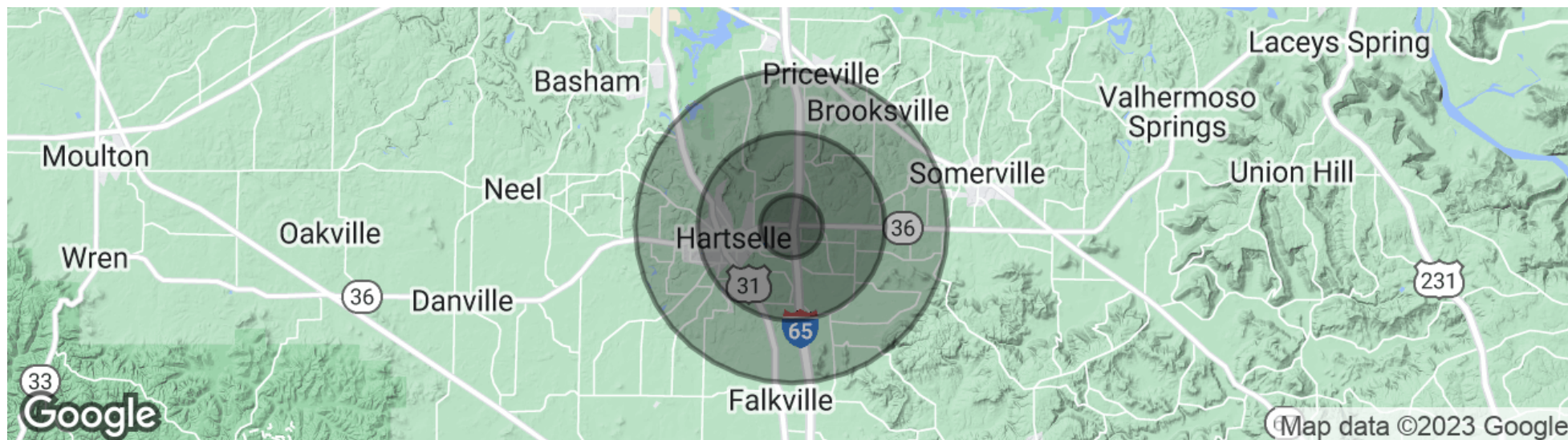
312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



1804 MAIN ST E

HARTSELLE, AL 35640

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,045	10,809	23,262
Average Age	42.0	42.3	42.2
Average Age (Male)	37.8	36.1	38.0
Average Age (Female)	51.1	46.0	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	479	4,691	9,672
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$63,488	\$60,034	\$68,258
Average House Value	\$155,095	\$152,044	\$163,236

* Demographic data derived from 2020 ACS - US Census

GENE CODY, CCIM

334.386.2441
gcody@mcrrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



1804 MAIN ST E
HARTSELLE, AL 35640

Retail Map



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com

