

EXECUTIVE SUMMARY



OFFERING SUMMARY

Unit A Lease Rate:	1,000.00 per month (MG)
Unit C Lease Rate:	\$600.00 per month (MG)
Building Size:	2,468 SF
Unit A SF:	1,000 SF
Unit C SF:	500 SF
Lot Size:	12,900 SF
Number of Units:	3
Year Built:	1960
Zoning:	C

PROPERTY OVERVIEW

1522 Broad St. is a 2,468 SF retail building situated on a small 12,900 SF lot. Property has several parking spaces on site, 127' of frontage on Keller Avenue, and 70' of road frontage overlooking Broad St. High visibility on Broad Street where 2022 ALDOT traffic data was 10,060 daily. Excellent location for an insurance agency, salon or other small retail business. Unit A is 1,000 SF available for \$1,000 per month and Unit C is 500 SF \$600 per month. For more information or to schedule your showing contact Mickey Phillips at 334-312-1100.

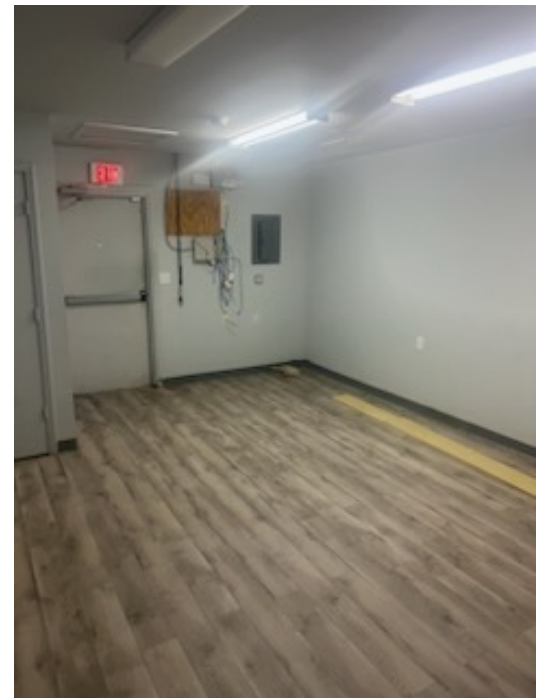
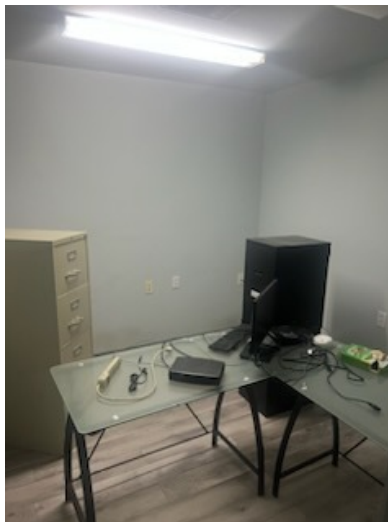
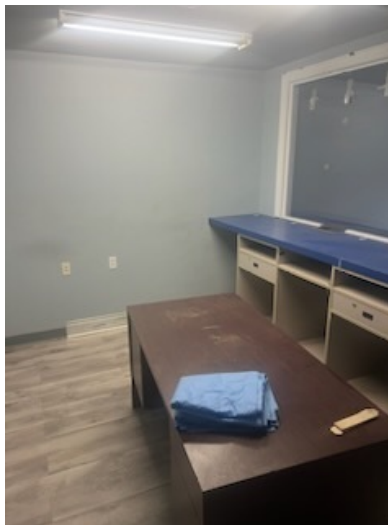
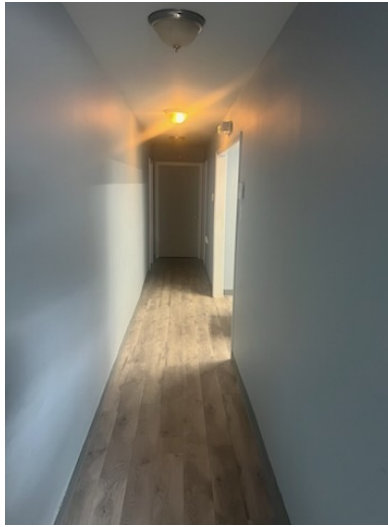
PROPERTY HIGHLIGHTS

- Unit A 1000 SF - \$1,000 monthly
- Unit C 500 SF - \$600 monthly

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,802	12,076	16,549
Total Population	5,895	22,463	31,236
Average HH Income	\$19,901	\$32,642	\$35,365

1522 BROAD ST. - COMMERCIAL RETAIL UNITS | DEPARTMENT STORE PROPERTY FOR LEASE

INTERIOR PHOTOS



ED FLEMING
defleming7@gmail.com
334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

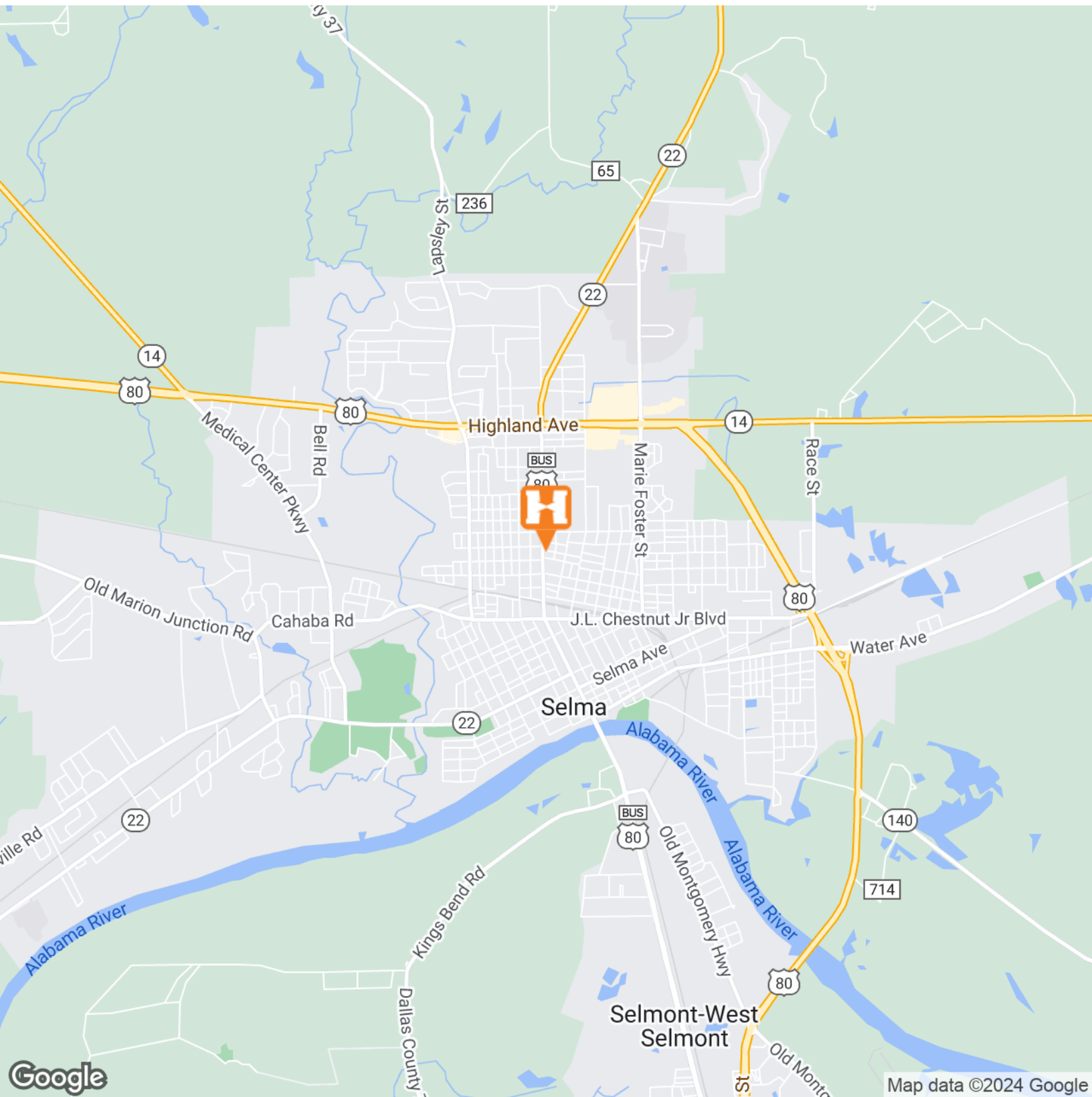
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1522 BROAD ST. - COMMERCIAL RETAIL UNITS | DEPARTMENT STORE PROPERTY FOR LEASE

LOCATION MAP



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AERIAL MAP



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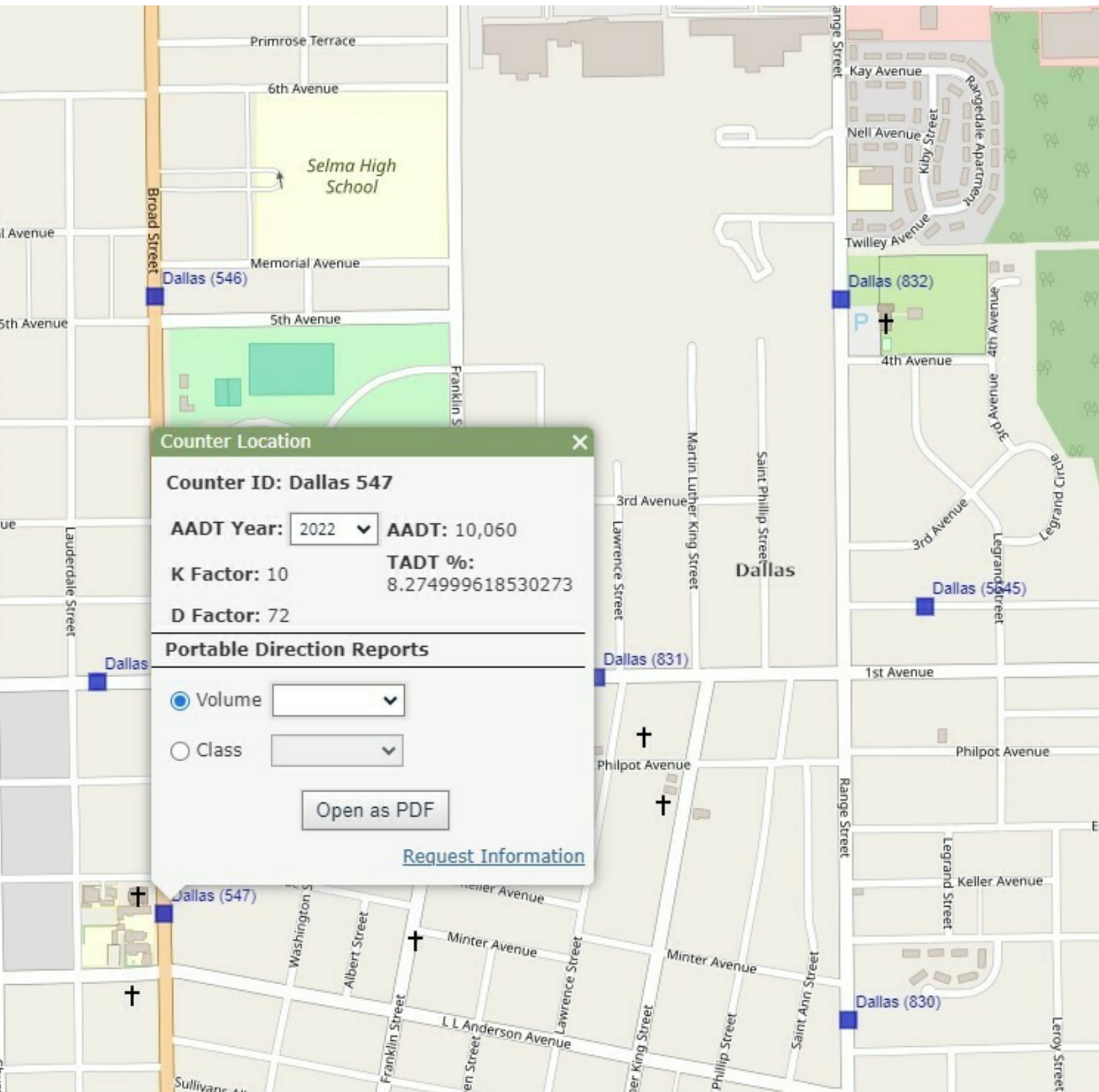
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TRAFFIC DATA



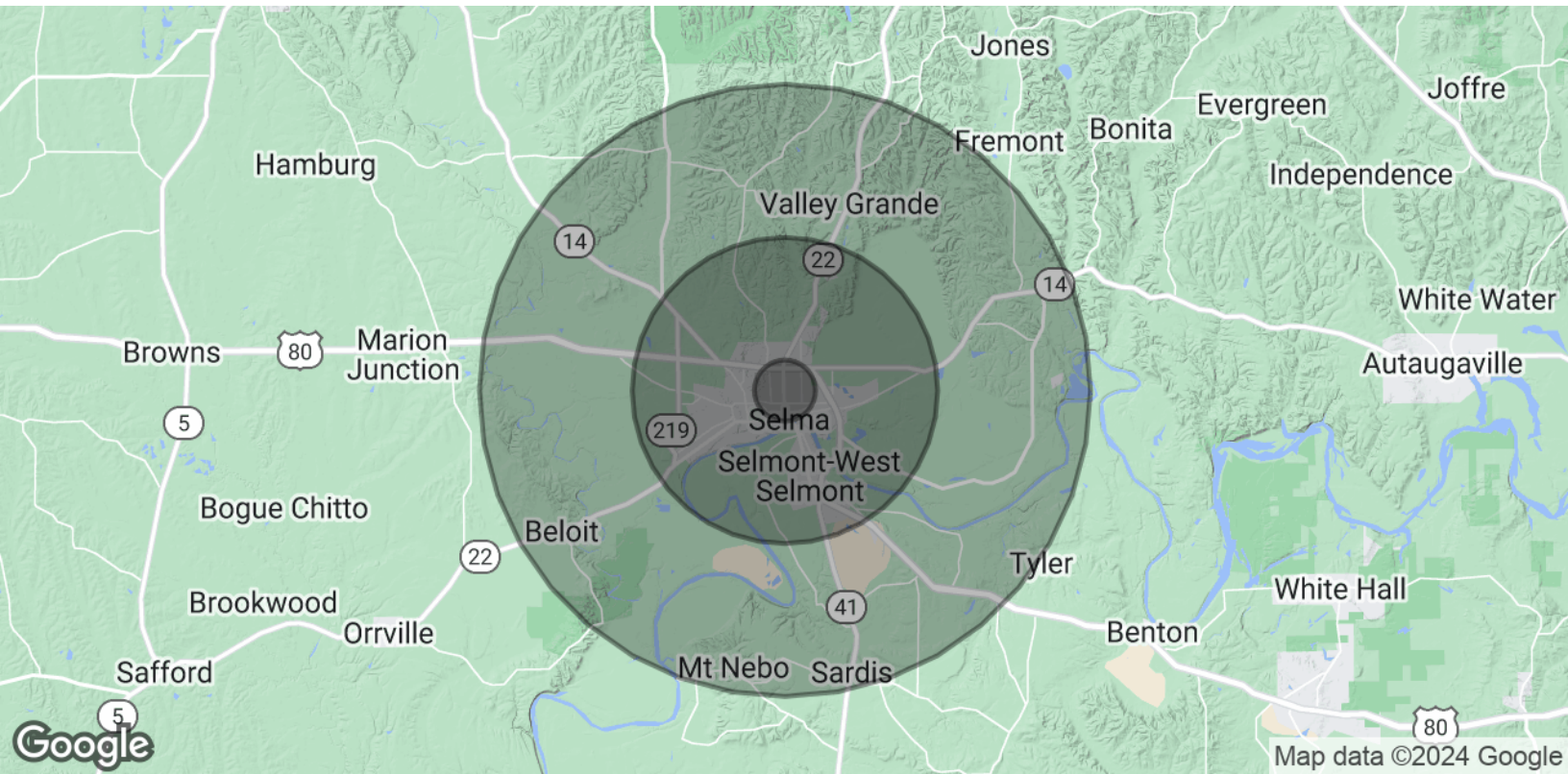
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,895	22,463	31,236
Average Age	35.6	37.6	39.0
Average Age (Male)	31.6	35.5	36.8
Average Age (Female)	41.5	39.8	40.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,802	12,076	16,549
# of Persons per HH	1.6	1.9	1.9
Average HH Income	\$19,901	\$32,642	\$35,365
Average House Value	\$61,813	\$80,115	\$82,542

* Demographic data derived from 2020 ACS - US Census