

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month
Building Size:	3,793 SF
Available SF:	3,034 SF
Lot Size:	1 Acres
Year Built:	1964
Zoning:	B-2

PROPERTY OVERVIEW

505 Forest Ave. has a total of 3,793 SF, Building ONE is 3,034 SF and is available , building TWO is 759 SF and leased. The property is situated on a 1-acre corner lot with 234' of road frontage on Forrest Avenue and 369' of road frontage on Shoffner Street. Currently one side of the building is used as a post office and the other side of the building is available for \$2,500 per month. This property is Zoned B-2 for Local Business District. For more information or to schedule your viewing contact Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- 3,034 SF available for lease
- 1-acre corner lot
- 2022 ALDOT traffic: 12,377 daily
- 603' of total combined road frontage

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,457	4,282	6,767
Total Population	5,594	9,283	14,228
Average HH Income	\$40,830	\$44,381	\$43,811

505 FOREST AVE. - 3,034 SF ON 1 ACRE CORNER LOT, ZONED B-2 | RETAIL BANK PROPERTY FOR LEASE

EXTERIOR PHOTOS



ED FLEMING
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334.652.2121

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

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

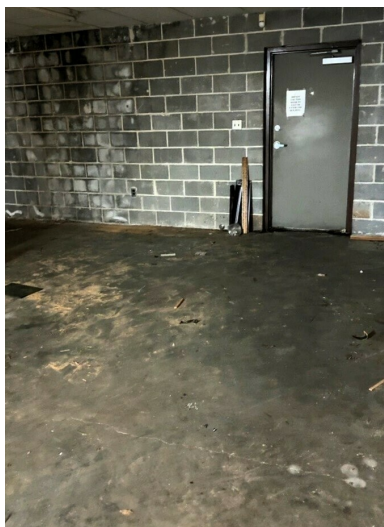
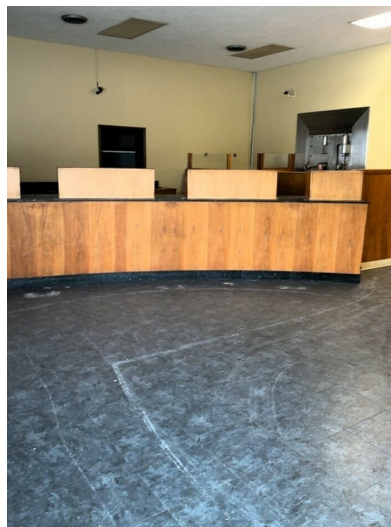
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INTERIOR PHOTOS



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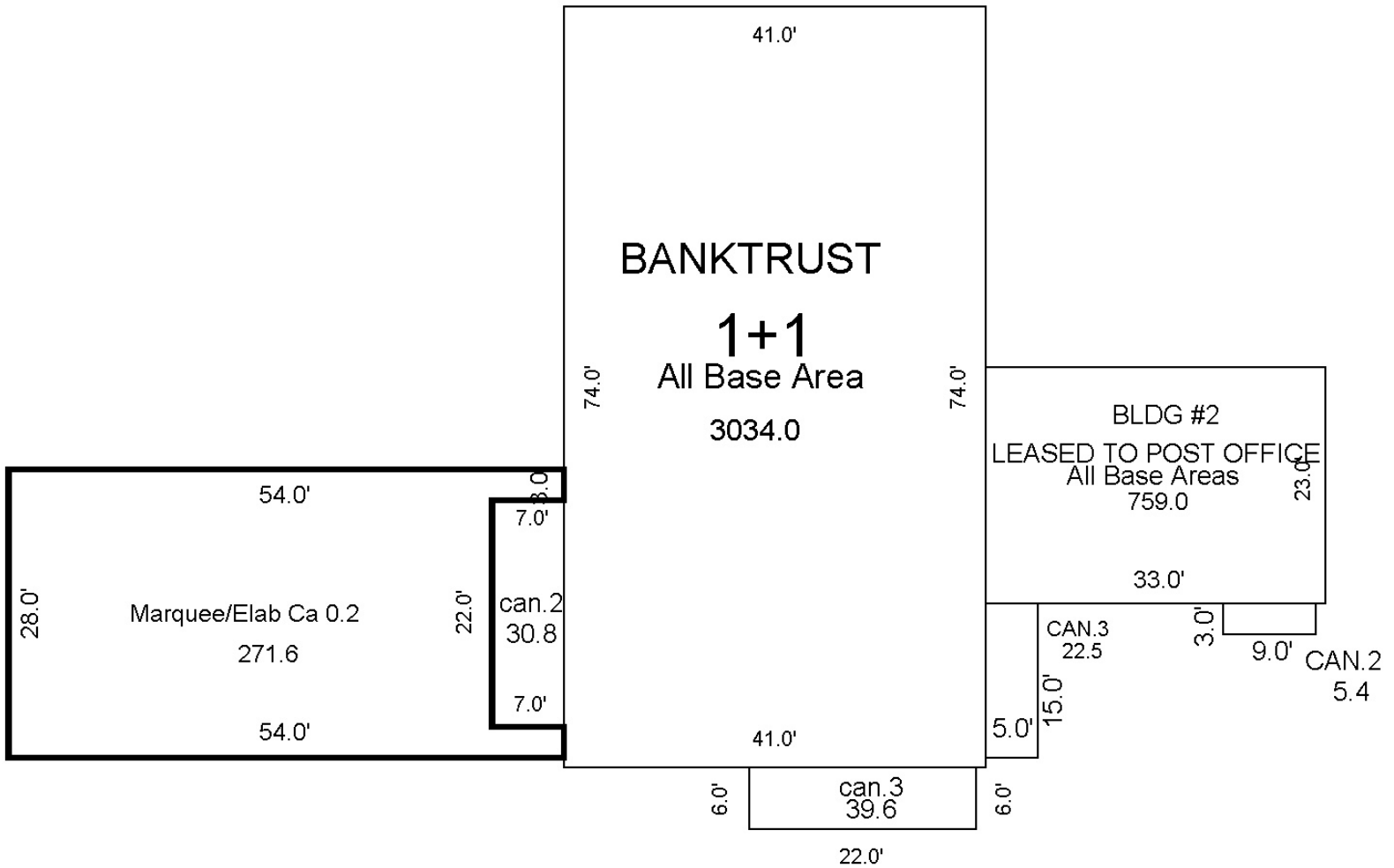
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FLOORPLAN



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Sketch by Apex IV™

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PARCEL



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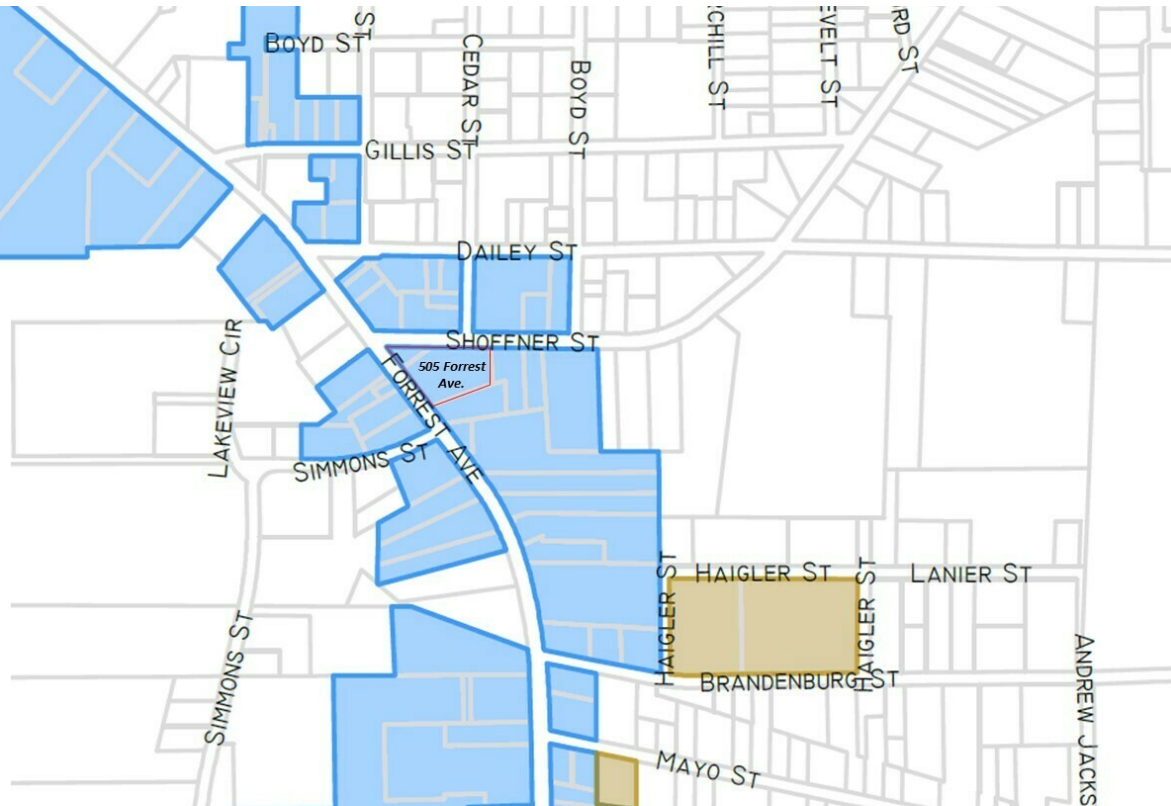
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ZONING & TRAFFIC DATA

Zoning Map City of Brewton

PARCEL LINE
--- CORPORATE BOUNDARY
B-1 PROFESSIONAL BUSINESS DISTRICT
B-2 LOCAL BUSINESS DISTRICT
B-3 GENERAL BUSINESS DISTRICT
B-H HISTORICAL BUSINESS DISTRICT
M-1 LIGHT INDUSTRIAL DISTRICT
M-2 GENERAL INDUSTRIAL DISTRICT
R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
R-3 LIMITED DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
R-5 MOBILE HOME RESIDENTIAL DISTRICT
R-6 RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT



Counter Location

Counter ID: Escambia 815

AADT Year: 2022 **AADT:** 12,377

K Factor: 8 **TADT %:** 5.4720001220703125

D Factor: 55

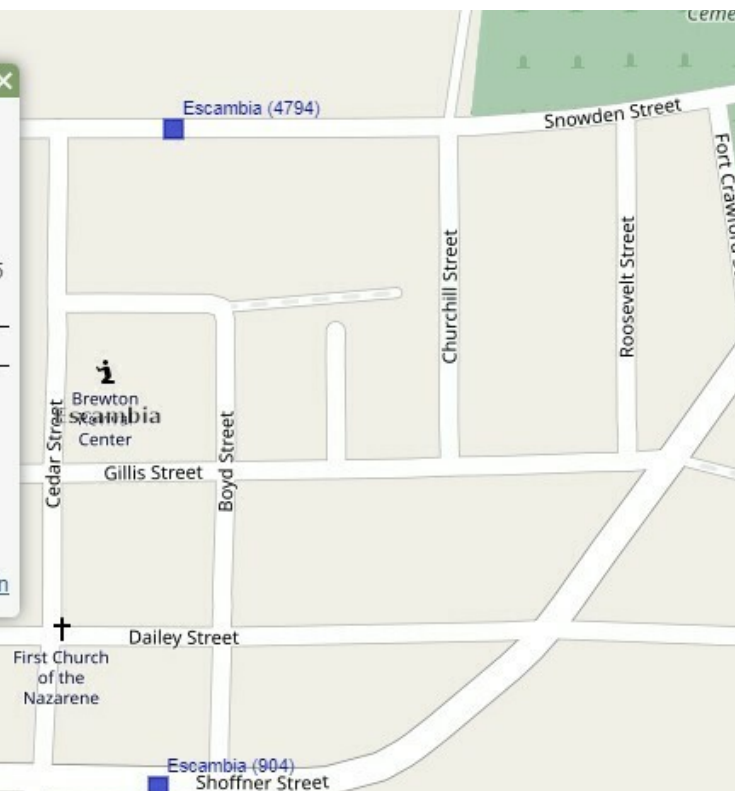
Portable Direction Reports

☒ Volume

☐ Class

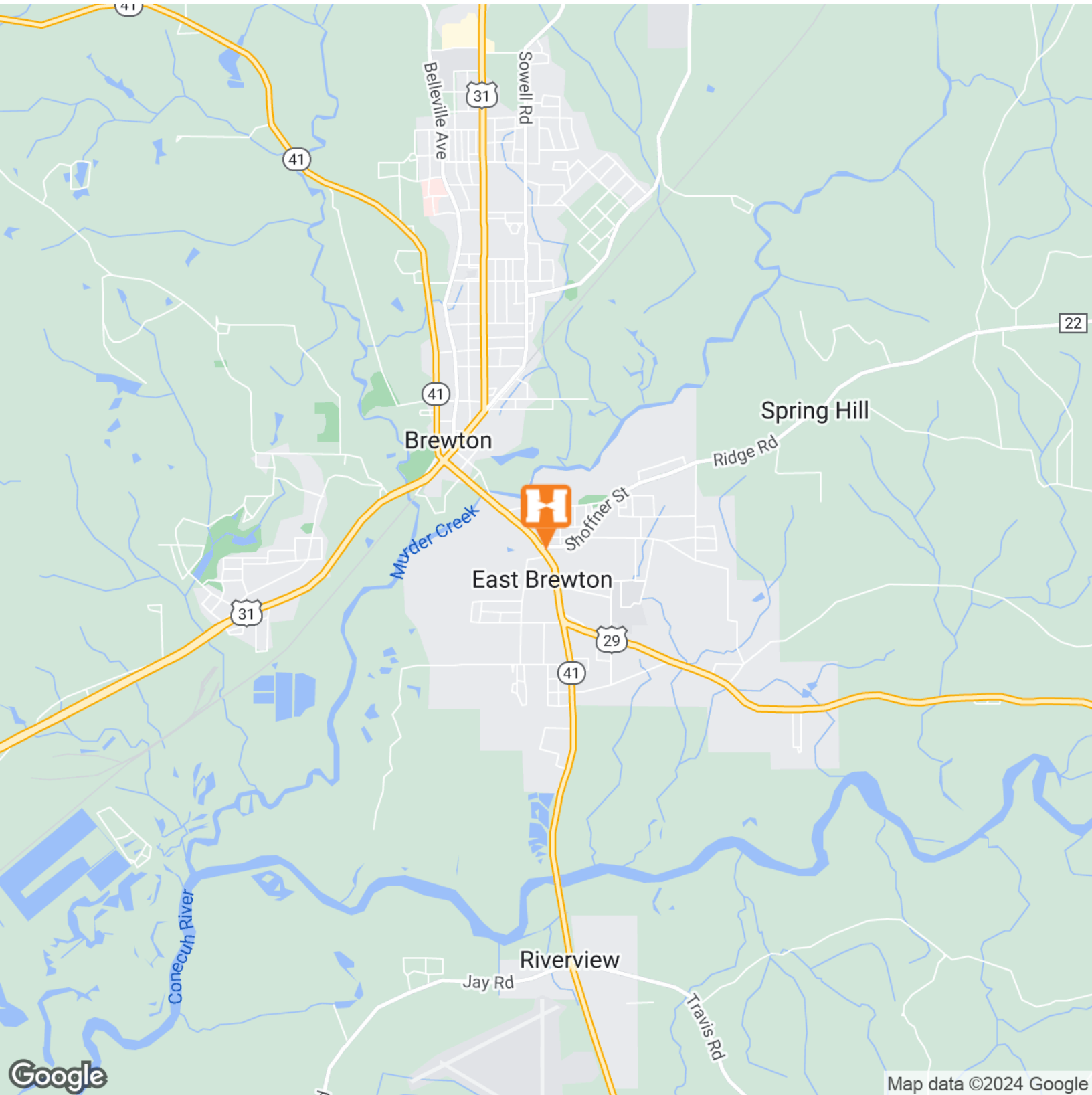
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LOCATION MAP



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AERIAL MAP



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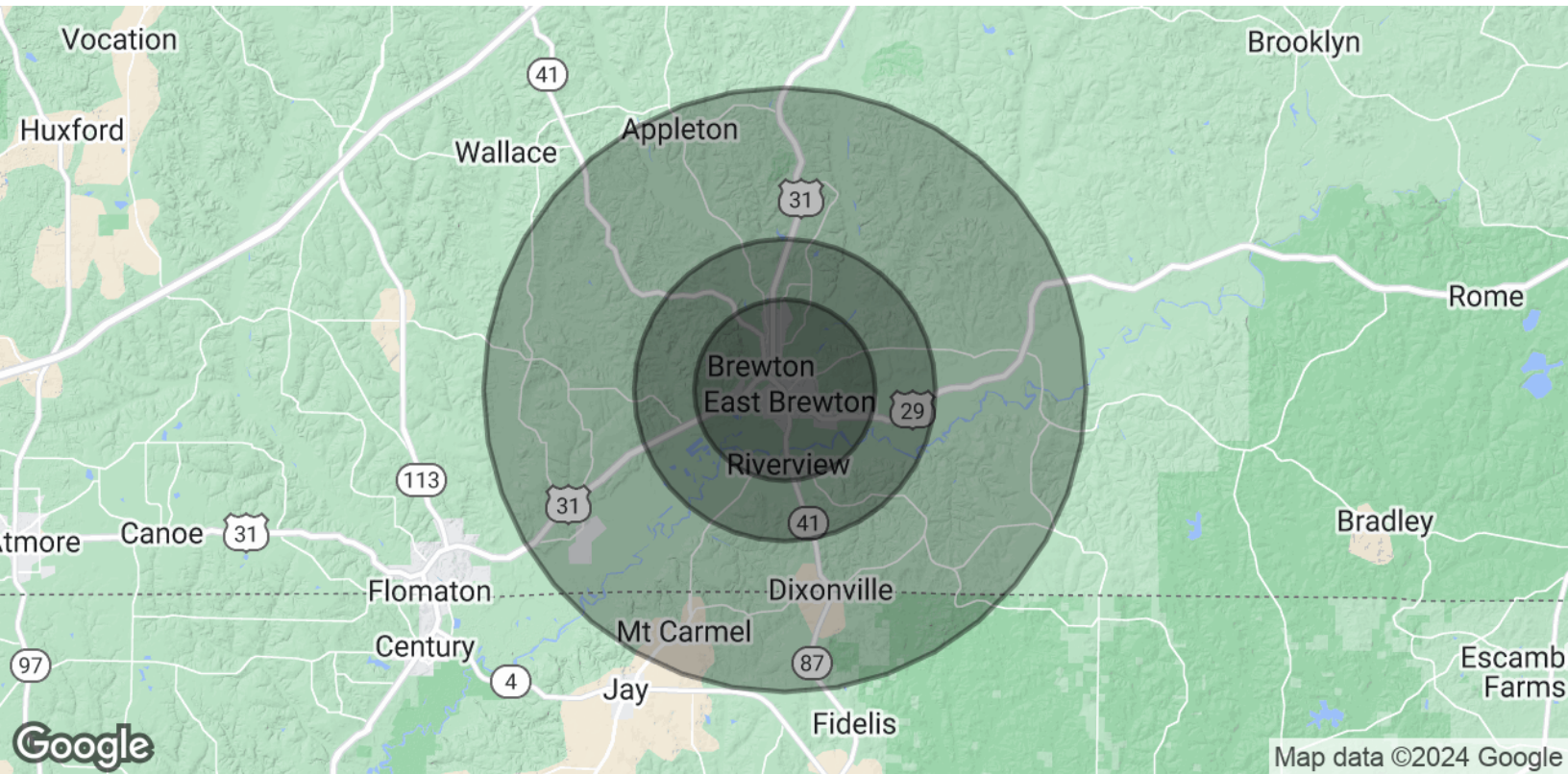
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DEMOGRAPHICS MAP & REPORT



Hodges
Commercial Real Estate



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,594	9,283	14,228
Average Age	36.2	38.9	40.8
Average Age (Male)	34.9	37.1	39.8
Average Age (Female)	35.5	40.0	41.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,457	4,282	6,767
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$40,830	\$44,381	\$43,811
Average House Value	\$92,624	\$104,554	\$105,745

* Demographic data derived from 2020 ACS - US Census

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