

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	2,089 SF
Available SF:	2,030 SF
Lot Size:	0.45 Acres
Price / SF:	\$167.54
Year Built:	1986
Zoning:	B-3

## PROPERTY OVERVIEW

1260 W. South Blvd. is a 2,089 SF Fast-food restaurant situated on a 0.45 acre lot, zoned B-3, with 119' of road frontage on West South Blvd. Interior is all new. Sale includes the building and the land only. For more information or to schedule your tour contact Ed Fleming at 334-652-2121.

## PROPERTY HIGHLIGHTS

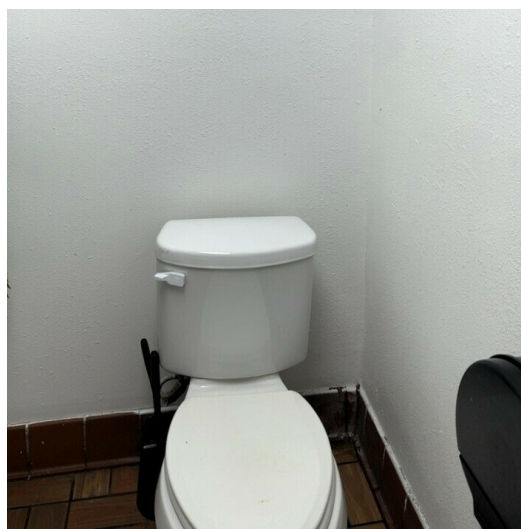
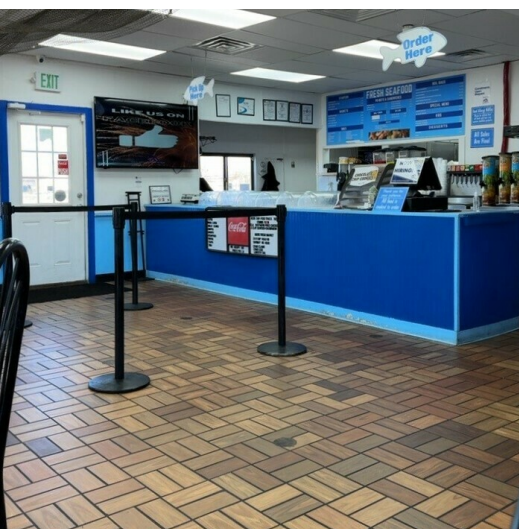
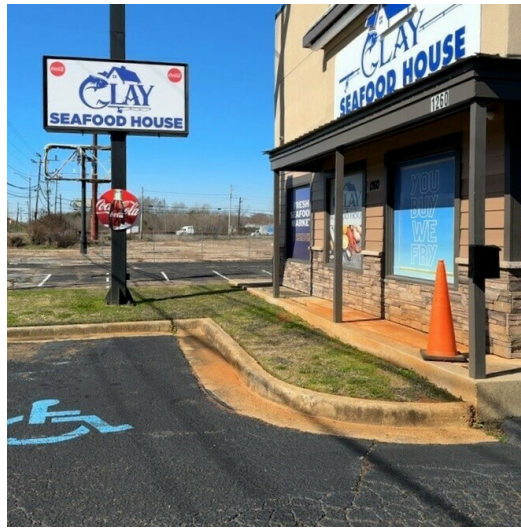
- All new interior
- High traffic counts
- Excellent visibility

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,044	29,482	85,736
Total Population	1,961	60,481	180,659
Average HH Income	\$21,762	\$44,395	\$52,594



1260 W. SOUTH BLVD. - 2089 SF FAST-FOOD RESTAURANT | RETAIL PROPERTY FOR SALE

# ADDITIONAL PHOTOS



**ED FLEMING**  
defleming7@gmail.com  
334.652.2121

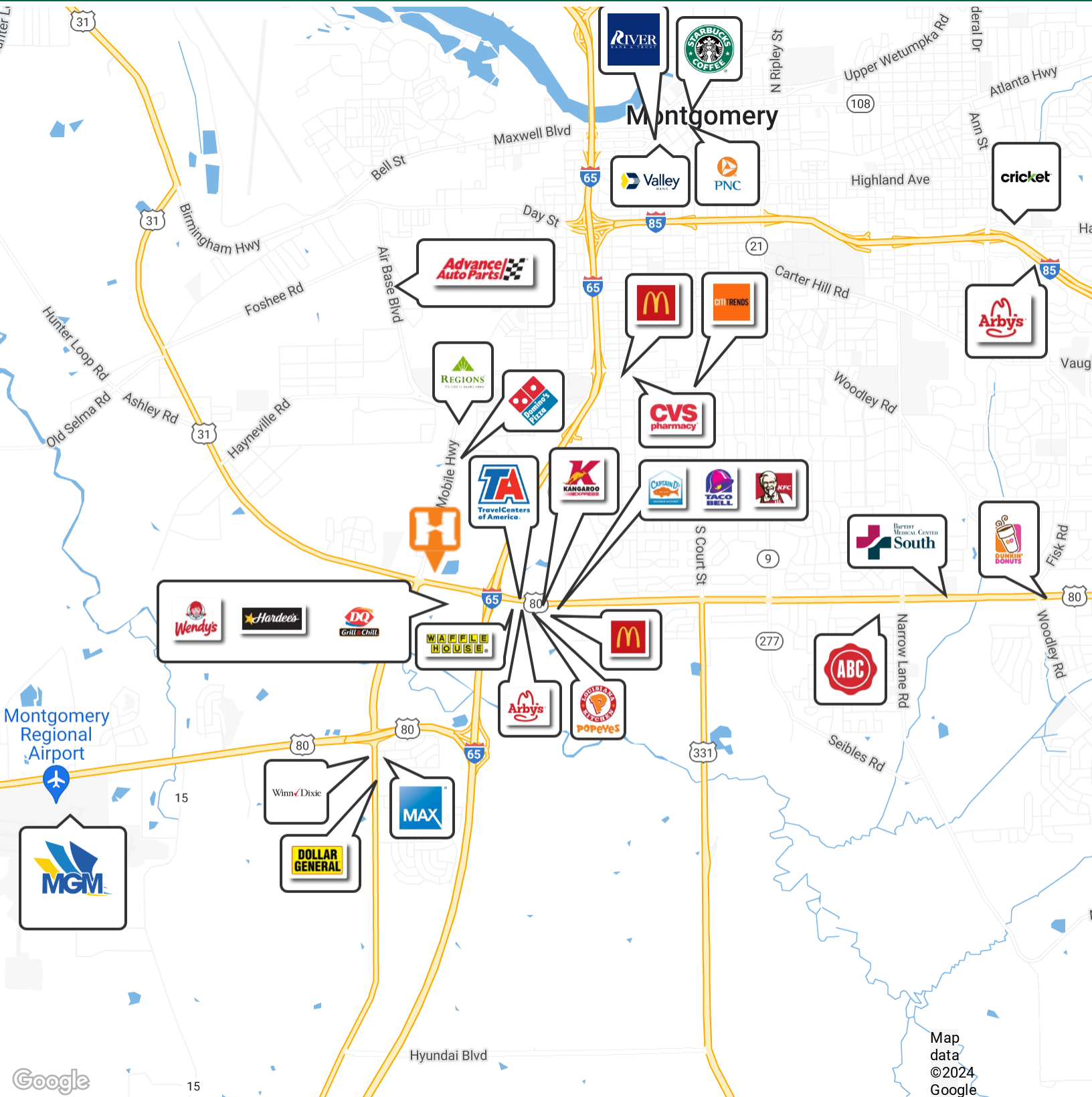
**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*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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# WEST S. BLVD.



Map  
data  
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Google

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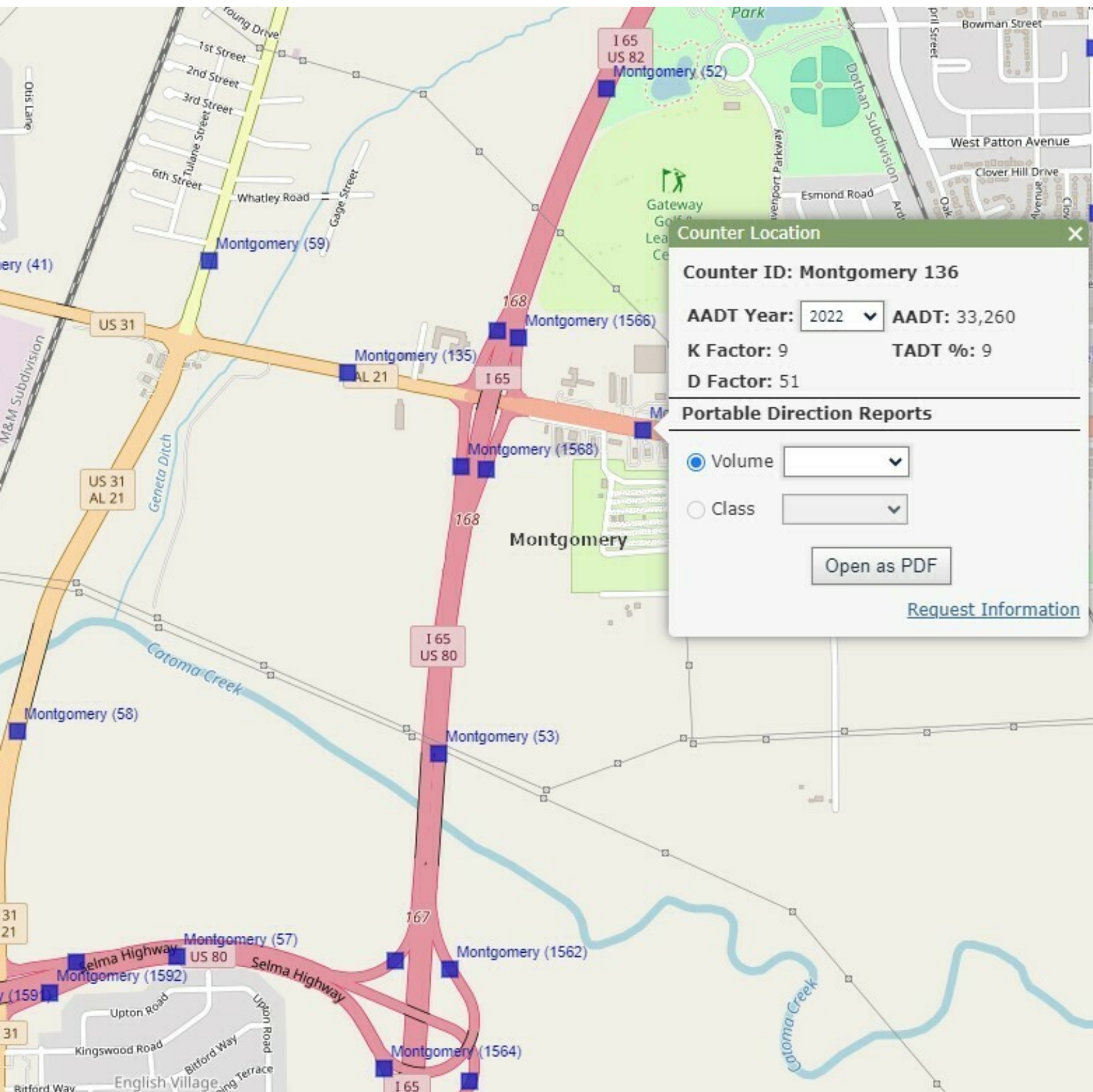
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# TRAFFIC DATA



# Hodges

Commercial Real Estate



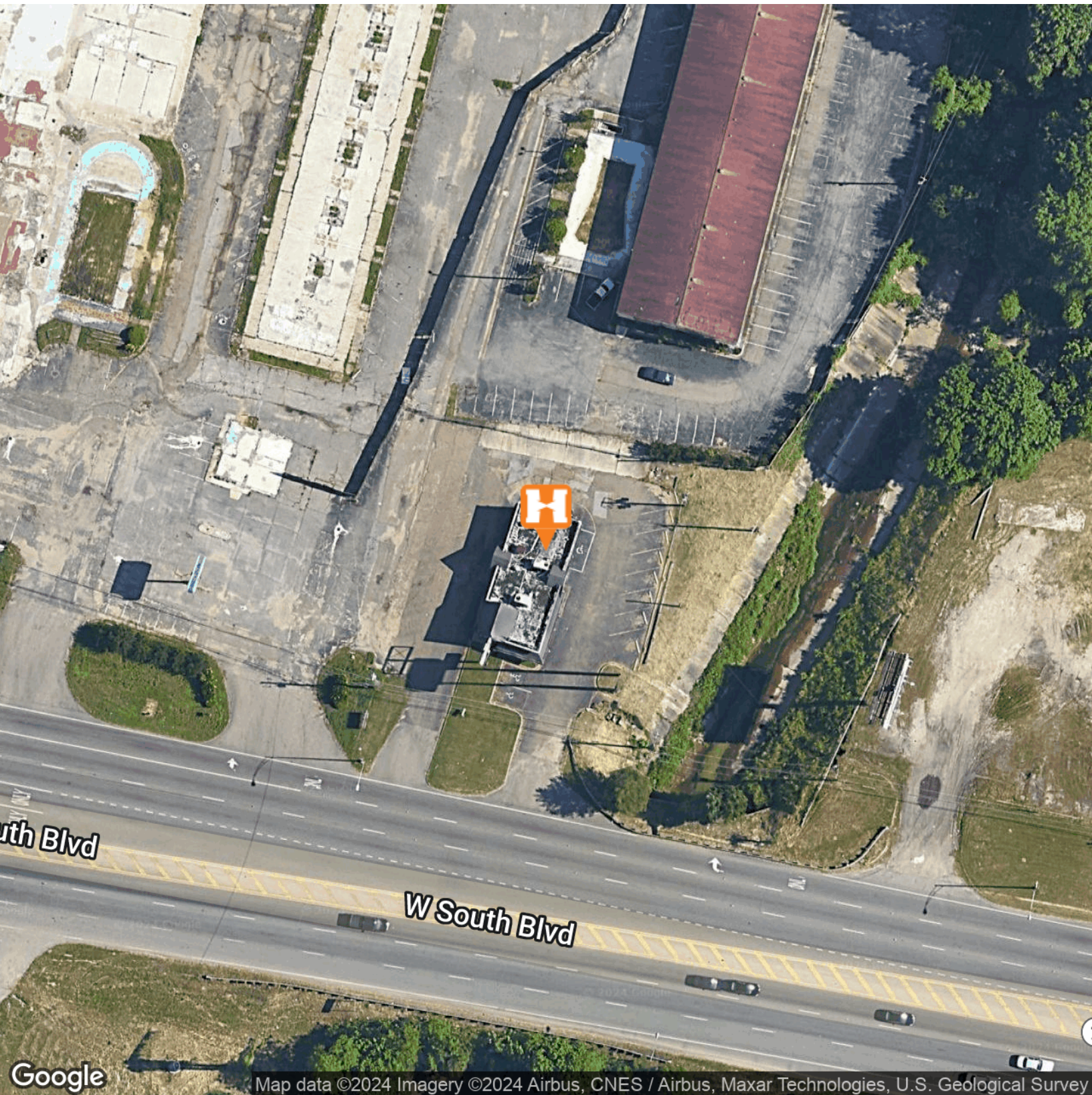
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# AERIAL MAP



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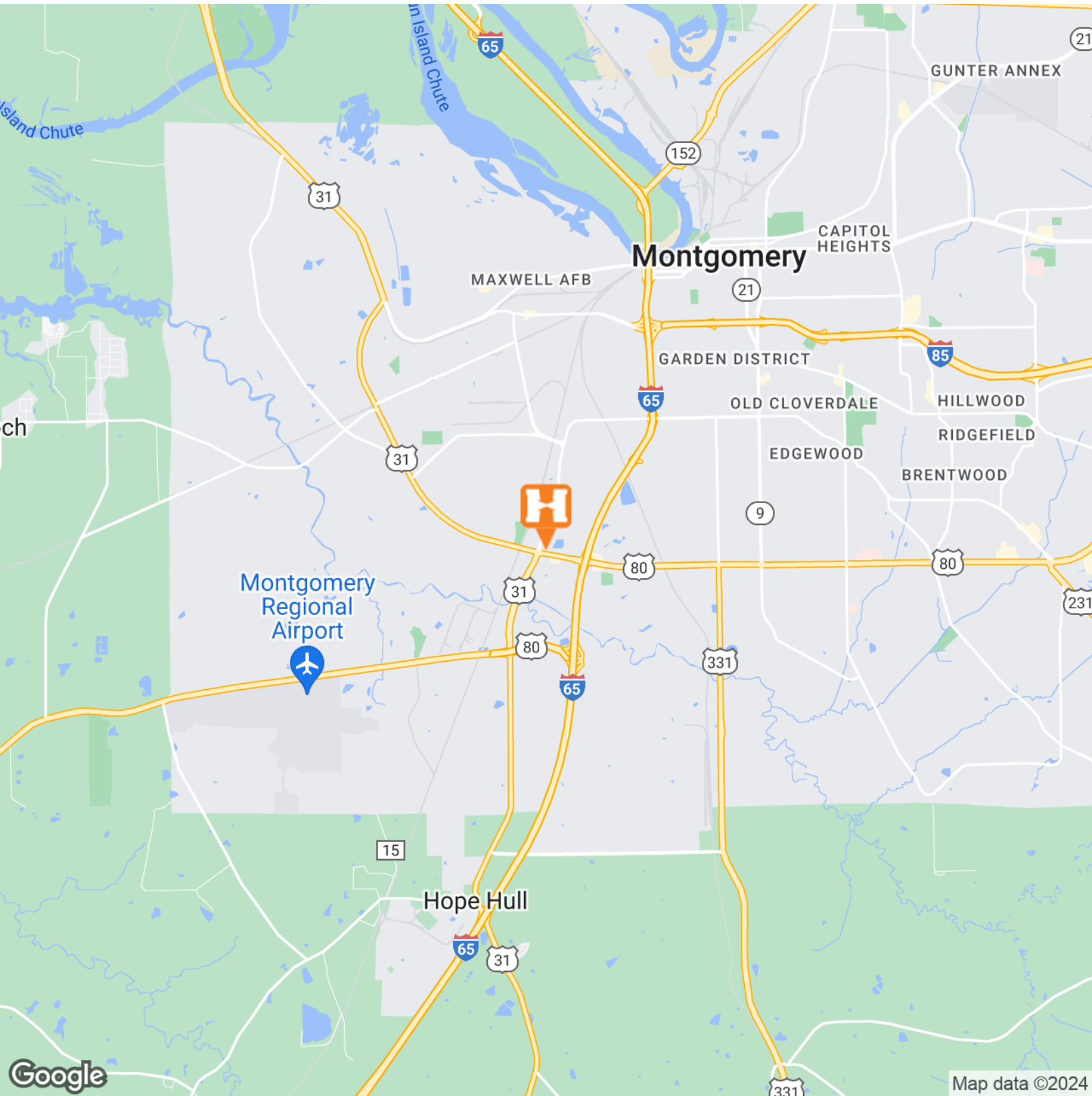
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# LOCATION MAP

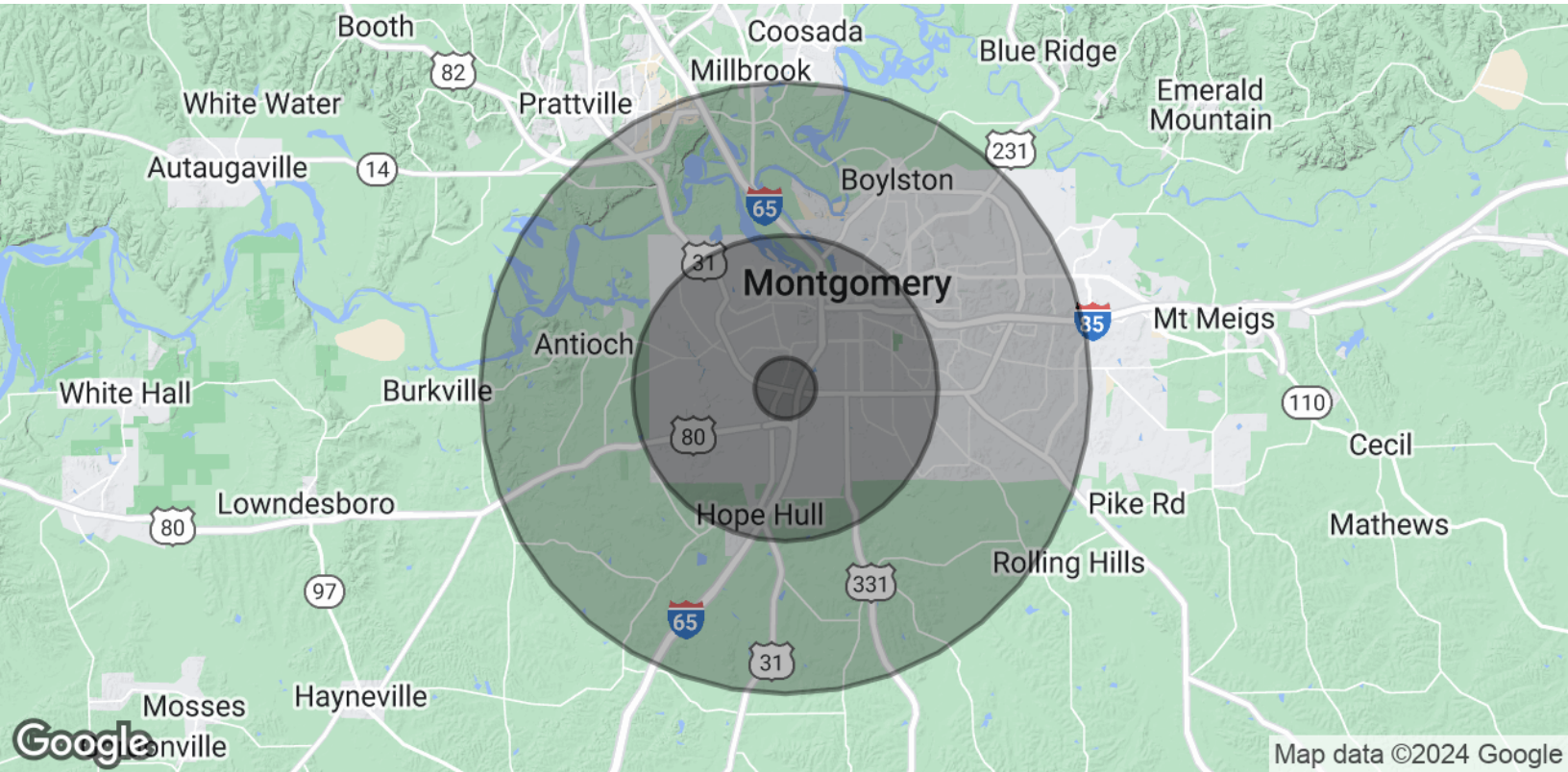


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,961	60,481	180,659
Average Age	42.3	38.6	37.5
Average Age (Male)	33.9	34.3	34.2
Average Age (Female)	43.8	41.9	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,044	29,482	85,736
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$21,762	\$44,395	\$52,594
Average House Value	\$97,125	\$103,118	\$113,406

2020 American Community Survey (ACS)