

FOR SALE

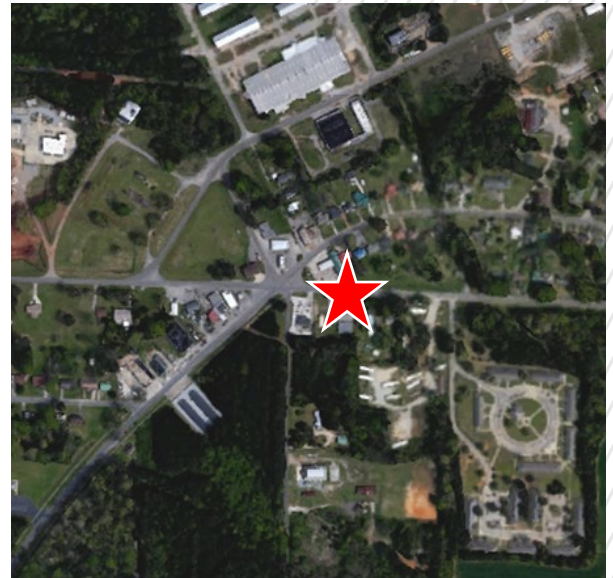
**605 Broadway Avenue
Talladega, Alabama**



PROPERTY HIGHLIGHTS

This property is in a primarily residential area and has most recently been used as a convenience store. It is only a 5-minute drive to downtown Talladega, where there are various retail amenities. The building is constructed of brick veneer with concrete flooring. It is currently zoned C-1; the highest and best use is General Retail.

| | | | |
|-----------------------|------------|----------------------|----------------|
| BUILDING SF | 2,400 | SIGNAGE TYPE | Pylon |
| LAND SF | 14,810 | 1-MILE (POP.) | 2,781 |
| YEAR BUILT | 1973 | 3-MILE (POP.) | 12,830 |
| PARKING | 60+ Spaces | MED. INCOME | \$30,711 |
| TRAFFIC COUNTS | 16,094 VPD | SPACE USE | General Retail |



JEFF SCHEIDEGGER
Account Manager
+1 314 384 8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS
Transaction Manager
+1 314 391 2757
James.lewis@cushwake.com

HUNTER HOUSTON
Leasing and Brokerage
+1 205 314 5548
hhouston@egsinc.com

WILLIAM LEDBETTER
Vice President
+1 205 314 5561
wledbetter@egsinc.com

FOR SALE

605 Broadway Avenue
Talladega, Alabama

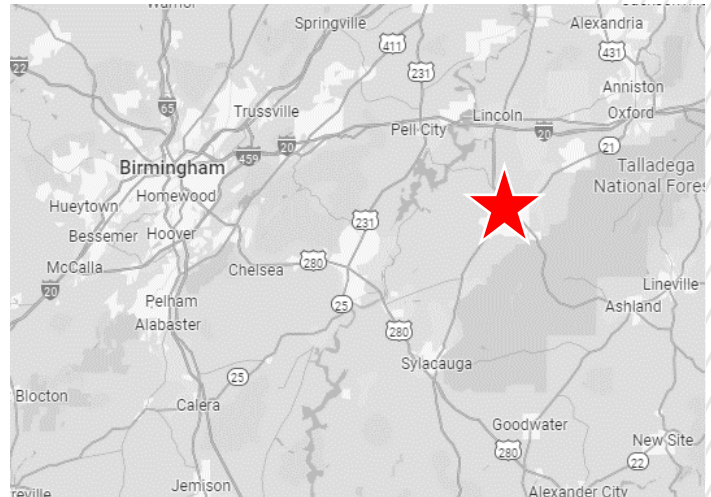
ADDITIONAL INFORMATION

The site is near Talladega's Top Trails OHV park which brings in large amounts of visitors each year. Within a three-mile radius, there are 628 businesses, 6,629 daytime employees and 4,977 households with a median age of 38.4.



LEGAL INFORMATION

| | |
|----------------------|------------------------|
| TAX PARCEL ID | 13-06-23-2-001-005.000 |
| 2023 RE TAXES | \$1,504.65 |
| ZONING | C-1 |



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Manager
+1 314 384 8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS

Transaction Manager
+1 314 391 2757
James.lewis@cushwake.com

HUNTER HOUSTON

Leasing and Brokerage
+1 205 314 5548
hhouston@egsinc.com

WILLIAM LEDBETTER

Vice President
+1 205 314 5561
wledbetter@egsinc.com