



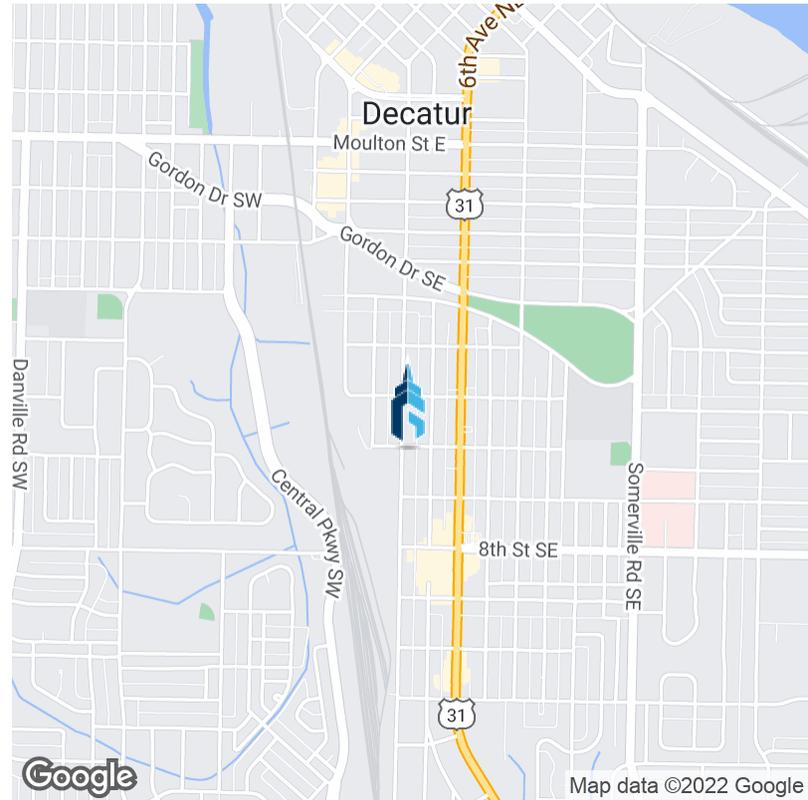
# INVESTMENT FLEX PROPERTY

1002 4TH AVENUE SE, DECATUR, AL 35601



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



| OFFERING SUMMARY |           |
|------------------|-----------|
| Sale Price:      | \$199,000 |
| Building Size:   | 2,774 SF  |
| Lot Size:        | 11,200 SF |
| Number of Units: | 2         |
| Price / SF:      | \$71.74   |
| Year Built:      | 1900      |
| Zoning:          | RD        |

## PROPERTY OVERVIEW

This investment property features +/- 2,774 square feet of income-producing space. Located on the corner of 4th Avenue SE and 6th Street SE, the property is adjacent to Hubbard and Drake. This flex property contains two suites that are currently occupied. Property can be easily divided into two leasable suites.

## PROPERTY HIGHLIGHTS

- High Traffic Area
- Corner Lot
- 100% Occupancy



|            |           |
|------------|-----------|
| Sale Price | \$199,000 |
|------------|-----------|

### LOCATION INFORMATION

|                     |                                  |
|---------------------|----------------------------------|
| Street Address      | 1002 4th Avenue SE               |
| County              | Morgan                           |
| Signal Intersection | No                               |
| Road Type           | Paved                            |
| Nearest Highway     | US-31                            |
| Nearest Airport     | Huntsville International Airport |

### BUILDING INFORMATION

|                     |   |
|---------------------|---|
| Occupancy %         | 100.0%                                      |
| Tenancy             | Multiple                                    |
| Gross Leasable Area | 2,774 SF                                    |
| Condition           | Good  |
| Roof                | Coated with elastomeric sealer in Sept 2022 |

### PROPERTY INFORMATION

|                        |                        |
|------------------------|------------------------|
| Property Subtype       | Free Standing Building |
| Lot Frontage           | 80 ft                  |
| Lot Depth              | 140 ft                 |
| Corner Property        | Yes                    |
| Traffic Count          | 5297                   |
| Traffic Count Street   | 4th Avenue SE          |
| Traffic Count Frontage | 80                     |
| Power                  | Yes                    |

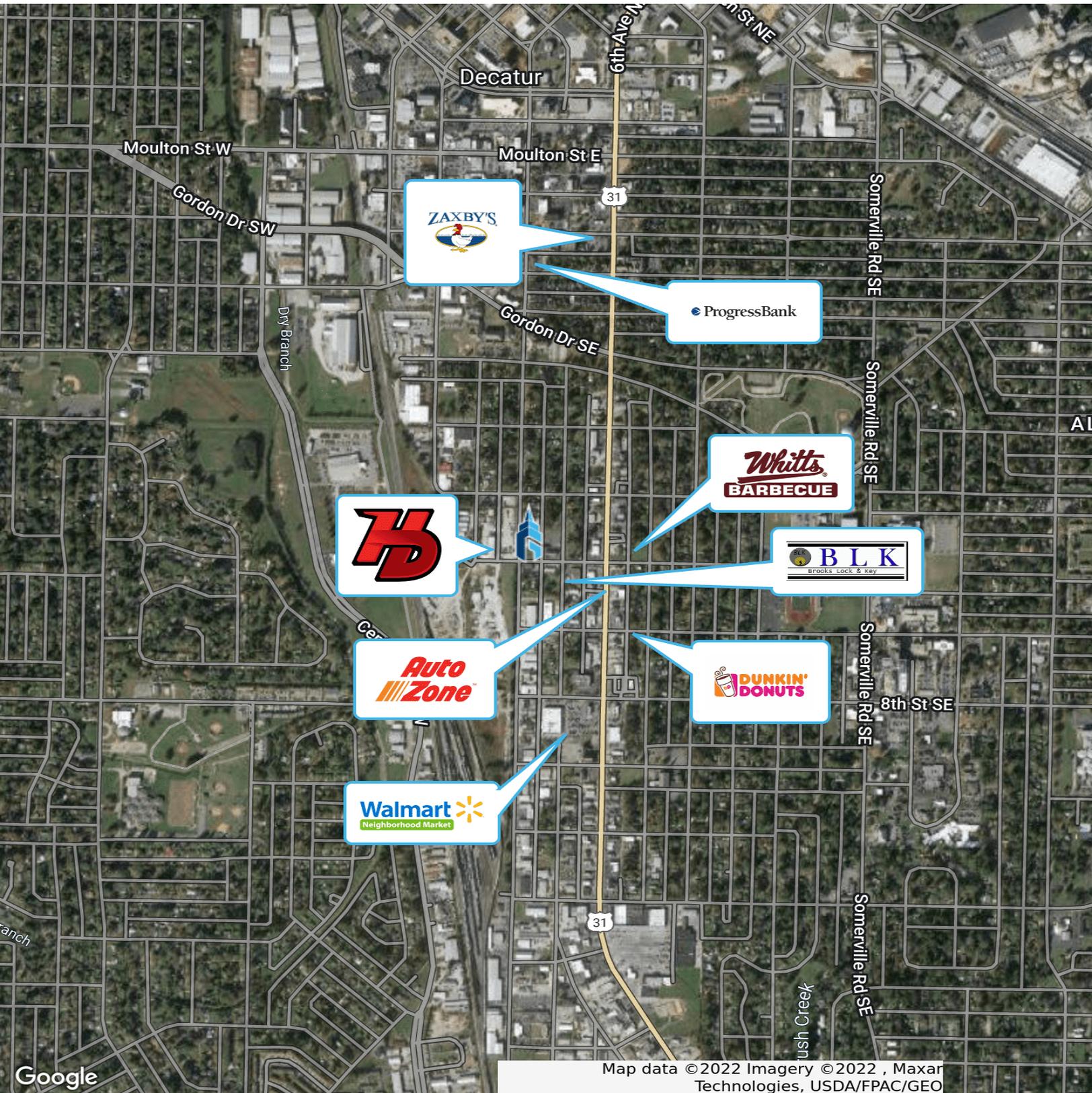
### PARKING & TRANSPORTATION

|              |         |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

### UTILITIES & AMENITIES

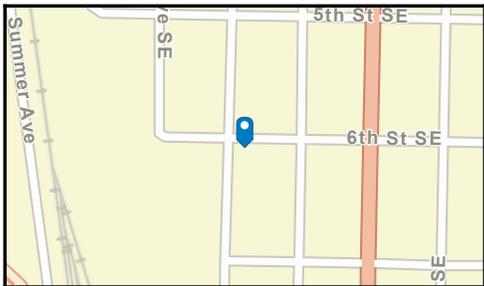
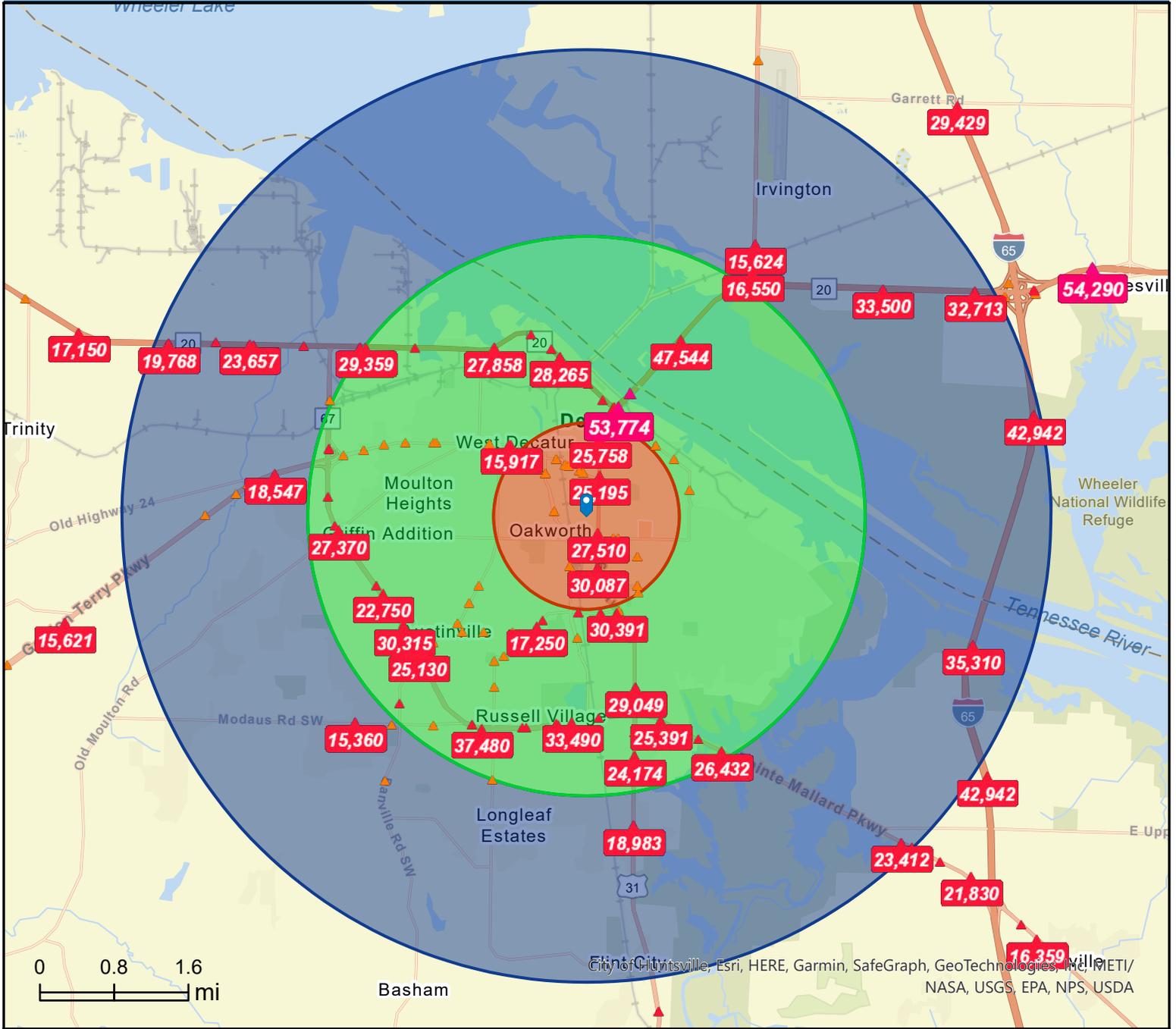
|              |                     |
|--------------|---------------------|
| Central HVAC | Yes                 |
| HVAC         | Separate HVAC units |
| Restrooms    | 2                   |





1002 4th Ave SE, Decatur, Alabama, 35601 2  
 1002 4th Ave SE, Decatur, Alabama, 35601  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 34.59298  
 Longitude: -86.98251



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).



| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 1,697     | 8,197  | 14,862    |
| Average Age          | 34.5      | 33.4   | 36.3      |
| Average Age (Male)   | 32.8      | 33.1   | 35.8      |
| Average Age (Female) | 36.2      | 34.0   | 37.1      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE   | 1.5 MILES |
|---------------------|-----------|----------|-----------|
| Total Households    | 644       | 3,250    | 6,504     |
| # of Persons per HH | 2.6       | 2.5      | 2.3       |
| Average HH Income   | \$45,844  | \$46,345 | \$45,747  |
| Average House Value | \$94,429  | \$98,510 | \$103,499 |

\* Demographic data derived from 2020 ACS - US Census



# Demographic and Income Profile

1002 4th Ave SE, Decatur, Alabama, 35601 2  
 1002 4th Ave SE, Decatur, Alabama, 35601  
 Ring Band: 0 - 1 mile radius

Prepared by Esri  
 Latitude: 34.59298  
 Longitude: -86.98251

| Summary                       | Census 2010 | Census 2020 | 2022  | 2027  |
|-------------------------------|-------------|-------------|-------|-------|
| Population                    | 8,408       | 8,595       | 8,677 | 8,763 |
| Households                    | 2,994       | 3,034       | 3,068 | 3,111 |
| Families                      | 1,930       | -           | 1,930 | 1,948 |
| Average Household Size        | 2.60        | 2.56        | 2.56  | 2.55  |
| Owner Occupied Housing Units  | 1,783       | -           | 1,936 | 1,998 |
| Renter Occupied Housing Units | 1,211       | -           | 1,132 | 1,113 |
| Median Age                    | 34.4        | -           | 36.0  | 36.5  |

| Trends: 2022-2027 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 0.20% | 0.21% | 0.25%    |
| Households                    | 0.28% | 0.28% | 0.31%    |
| Families                      | 0.19% | 0.22% | 0.28%    |
| Owner HHs                     | 0.63% | 0.47% | 0.53%    |
| Median Household Income       | 2.58% | 3.18% | 3.12%    |

| Households by Income  | 2022   |         | 2027   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 412    | 13.4%   | 349    | 11.2%   |
| \$15,000 - \$24,999   | 350    | 11.4%   | 298    | 9.6%    |
| \$25,000 - \$34,999   | 360    | 11.7%   | 317    | 10.2%   |
| \$35,000 - \$49,999   | 429    | 14.0%   | 324    | 10.4%   |
| \$50,000 - \$74,999   | 686    | 22.4%   | 799    | 25.7%   |
| \$75,000 - \$99,999   | 332    | 10.8%   | 399    | 12.8%   |
| \$100,000 - \$149,999 | 355    | 11.6%   | 446    | 14.3%   |
| \$150,000 - \$199,999 | 75     | 2.4%    | 104    | 3.3%    |
| \$200,000+            | 69     | 2.2%    | 75     | 2.4%    |

|                          |          |          |
|--------------------------|----------|----------|
| Median Household Income  | \$49,208 | \$55,901 |
| Average Household Income | \$64,511 | \$74,064 |
| Per Capita Income        | \$23,413 | \$26,970 |

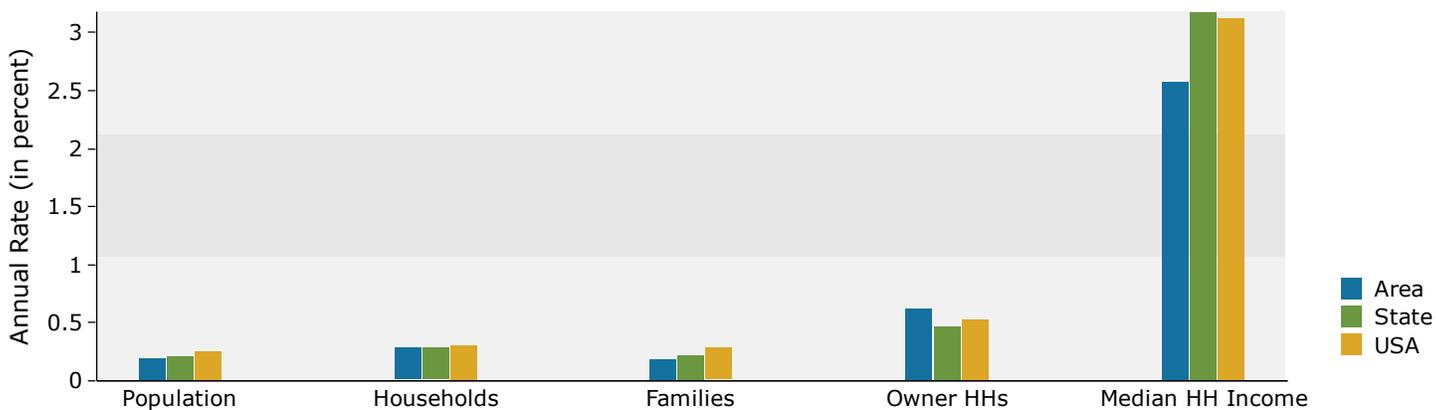
| Population by Age | Census 2010 |         | 2022   |         | 2027   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 642         | 7.6%    | 578    | 6.7%    | 577    | 6.6%    |
| 5 - 9             | 582         | 6.9%    | 572    | 6.6%    | 575    | 6.6%    |
| 10 - 14           | 548         | 6.5%    | 553    | 6.4%    | 567    | 6.5%    |
| 15 - 19           | 567         | 6.7%    | 522    | 6.0%    | 547    | 6.2%    |
| 20 - 24           | 624         | 7.4%    | 599    | 6.9%    | 605    | 6.9%    |
| 25 - 34           | 1,317       | 15.7%   | 1,392  | 16.0%   | 1,312  | 15.0%   |
| 35 - 44           | 1,136       | 13.5%   | 1,257  | 14.5%   | 1,245  | 14.2%   |
| 45 - 54           | 1,140       | 13.6%   | 1,016  | 11.7%   | 1,082  | 12.3%   |
| 55 - 64           | 848         | 10.1%   | 944    | 10.9%   | 922    | 10.5%   |
| 65 - 74           | 515         | 6.1%    | 683    | 7.9%    | 719    | 8.2%    |
| 75 - 84           | 345         | 4.1%    | 371    | 4.3%    | 422    | 4.8%    |
| 85+               | 145         | 1.7%    | 191    | 2.2%    | 189    | 2.2%    |

| Race and Ethnicity         | Census 2010 |         | Census 2020 |         | 2022   |         | 2027   |         |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 4,857       | 57.8%   | 4,174       | 48.6%   | 4,143  | 47.7%   | 3,996  | 45.6%   |
| Black Alone                | 1,940       | 23.1%   | 1,930       | 22.5%   | 1,975  | 22.8%   | 2,024  | 23.1%   |
| American Indian Alone      | 73          | 0.9%    | 75          | 0.9%    | 76     | 0.9%    | 82     | 0.9%    |
| Asian Alone                | 34          | 0.4%    | 66          | 0.8%    | 70     | 0.8%    | 73     | 0.8%    |
| Pacific Islander Alone     | 24          | 0.3%    | 12          | 0.1%    | 12     | 0.1%    | 12     | 0.1%    |
| Some Other Race Alone      | 1,215       | 14.5%   | 1,681       | 19.6%   | 1,719  | 19.8%   | 1,832  | 20.9%   |
| Two or More Races          | 265         | 3.2%    | 657         | 7.6%    | 683    | 7.9%    | 743    | 8.5%    |
| Hispanic Origin (Any Race) | 1,708       | 20.3%   | 2,372       | 27.6%   | 2,413  | 27.8%   | 2,509  | 28.6%   |

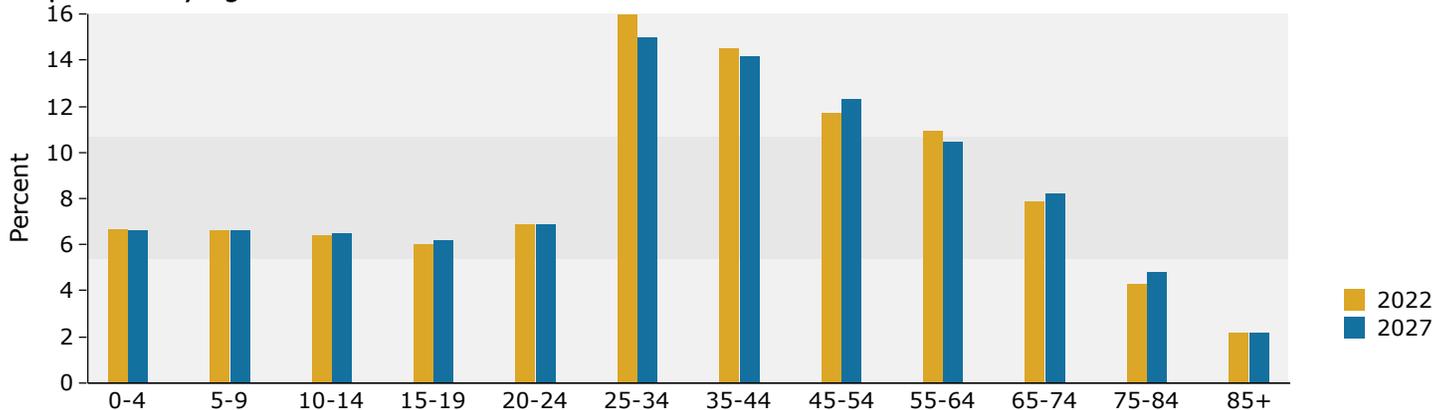
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

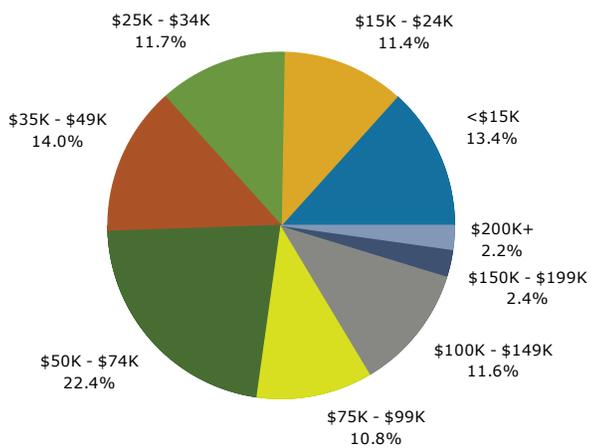
## Trends 2022-2027



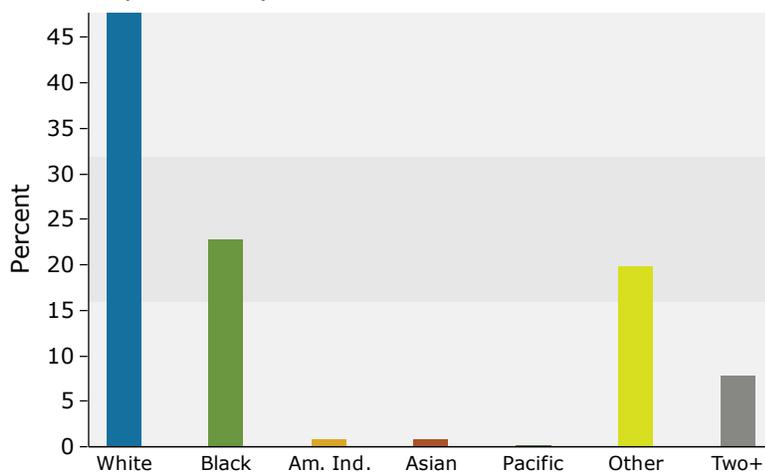
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 27.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Profile

1002 4th Ave SE, Decatur, Alabama, 35601 2  
 1002 4th Ave SE, Decatur, Alabama, 35601  
 Ring Band: 1 - 3 mile radius

Prepared by Esri  
 Latitude: 34.59298  
 Longitude: -86.98251

| Summary                       | Census 2010 | Census 2020 | 2022   | 2027   |
|-------------------------------|-------------|-------------|--------|--------|
| Population                    | 32,821      | 33,312      | 33,270 | 33,417 |
| Households                    | 13,399      | 13,841      | 13,924 | 14,008 |
| Families                      | 8,314       | -           | 8,371  | 8,398  |
| Average Household Size        | 2.37        | 2.34        | 2.32   | 2.32   |
| Owner Occupied Housing Units  | 7,464       | -           | 8,246  | 8,451  |
| Renter Occupied Housing Units | 5,936       | -           | 5,678  | 5,557  |
| Median Age                    | 36.1        | -           | 38.5   | 39.7   |

| Trends: 2022-2027 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 0.09% | 0.21% | 0.25%    |
| Households                    | 0.12% | 0.28% | 0.31%    |
| Families                      | 0.06% | 0.22% | 0.28%    |
| Owner HHs                     | 0.49% | 0.47% | 0.53%    |
| Median Household Income       | 3.19% | 3.18% | 3.12%    |

| Households by Income  | 2022   |         | 2027   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 2,301  | 16.5%   | 2,033  | 14.5%   |
| \$15,000 - \$24,999   | 1,614  | 11.6%   | 1,384  | 9.9%    |
| \$25,000 - \$34,999   | 1,753  | 12.6%   | 1,498  | 10.7%   |
| \$35,000 - \$49,999   | 1,770  | 12.7%   | 1,631  | 11.6%   |
| \$50,000 - \$74,999   | 2,566  | 18.4%   | 2,888  | 20.6%   |
| \$75,000 - \$99,999   | 1,605  | 11.5%   | 1,662  | 11.9%   |
| \$100,000 - \$149,999 | 1,402  | 10.1%   | 1,809  | 12.9%   |
| \$150,000 - \$199,999 | 456    | 3.3%    | 580    | 4.1%    |
| \$200,000+            | 457    | 3.3%    | 523    | 3.7%    |

|                          |          |          |
|--------------------------|----------|----------|
| Median Household Income  | \$45,030 | \$52,694 |
| Average Household Income | \$66,296 | \$75,850 |
| Per Capita Income        | \$27,752 | \$31,789 |

| Population by Age | Census 2010 |         | 2022   |         | 2027   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 2,327       | 7.1%    | 2,113  | 6.4%    | 2,109  | 6.3%    |
| 5 - 9             | 2,215       | 6.7%    | 2,102  | 6.3%    | 2,108  | 6.3%    |
| 10 - 14           | 2,070       | 6.3%    | 2,096  | 6.3%    | 2,082  | 6.2%    |
| 15 - 19           | 2,077       | 6.3%    | 1,991  | 6.0%    | 2,038  | 6.1%    |
| 20 - 24           | 2,311       | 7.0%    | 1,989  | 6.0%    | 2,051  | 6.1%    |
| 25 - 34           | 4,942       | 15.1%   | 4,633  | 13.9%   | 4,162  | 12.5%   |
| 35 - 44           | 4,160       | 12.7%   | 4,548  | 13.7%   | 4,615  | 13.8%   |
| 45 - 54           | 4,300       | 13.1%   | 3,705  | 11.1%   | 3,892  | 11.6%   |
| 55 - 64           | 3,658       | 11.1%   | 3,981  | 12.0%   | 3,764  | 11.3%   |
| 65 - 74           | 2,461       | 7.5%    | 3,345  | 10.1%   | 3,508  | 10.5%   |
| 75 - 84           | 1,654       | 5.0%    | 1,945  | 5.8%    | 2,228  | 6.7%    |
| 85+               | 645         | 2.0%    | 822    | 2.5%    | 861    | 2.6%    |

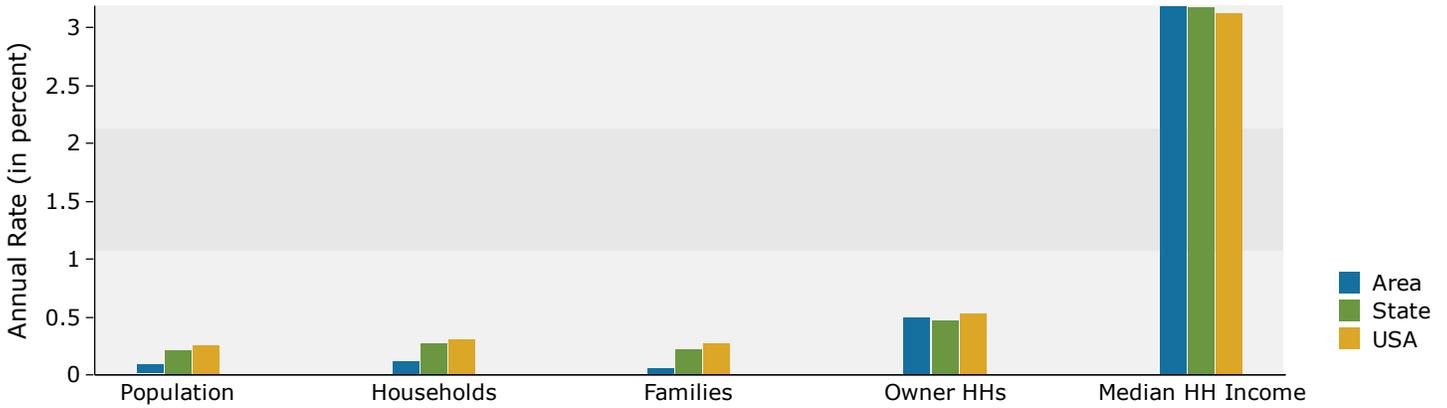
| Race and Ethnicity     | Census 2010 |         | Census 2020 |         | 2022   |         | 2027   |         |
|------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                        | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone            | 19,712      | 60.1%   | 17,012      | 51.1%   | 16,756 | 50.4%   | 16,255 | 48.6%   |
| Black Alone            | 8,620       | 26.3%   | 8,968       | 26.9%   | 9,023  | 27.1%   | 9,201  | 27.5%   |
| American Indian Alone  | 218         | 0.7%    | 295         | 0.9%    | 295    | 0.9%    | 305    | 0.9%    |
| Asian Alone            | 228         | 0.7%    | 227         | 0.7%    | 233    | 0.7%    | 247    | 0.7%    |
| Pacific Islander Alone | 68          | 0.2%    | 39          | 0.1%    | 39     | 0.1%    | 39     | 0.1%    |
| Some Other Race Alone  | 3,261       | 9.9%    | 4,164       | 12.5%   | 4,214  | 12.7%   | 4,437  | 13.3%   |
| Two or More Races      | 714         | 2.2%    | 2,608       | 7.8%    | 2,710  | 8.1%    | 2,934  | 8.8%    |

|                            |       |       |       |       |       |       |       |       |
|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Hispanic Origin (Any Race) | 5,092 | 15.5% | 6,111 | 18.3% | 6,171 | 18.5% | 6,397 | 19.1% |
|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|

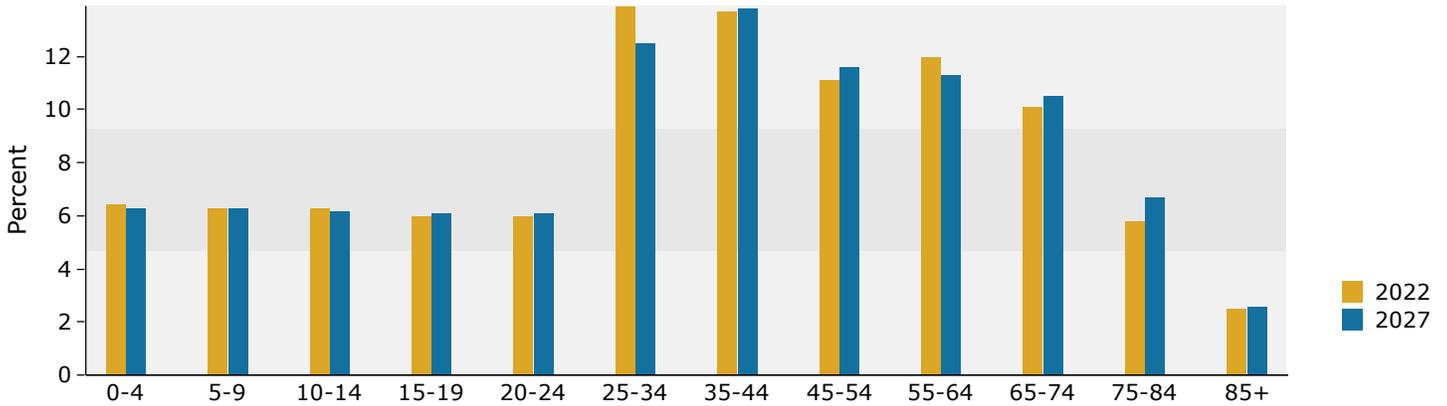
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

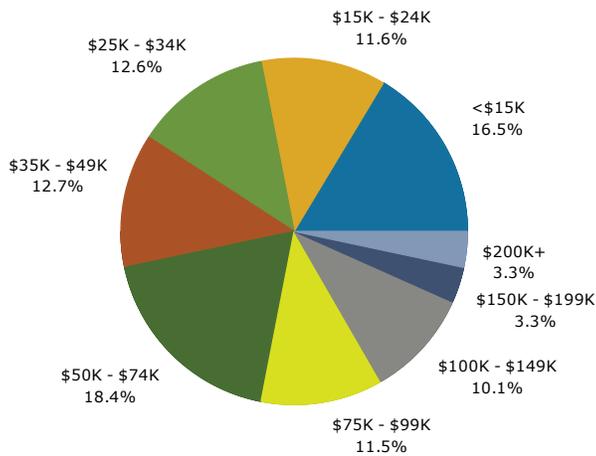
## Trends 2022-2027



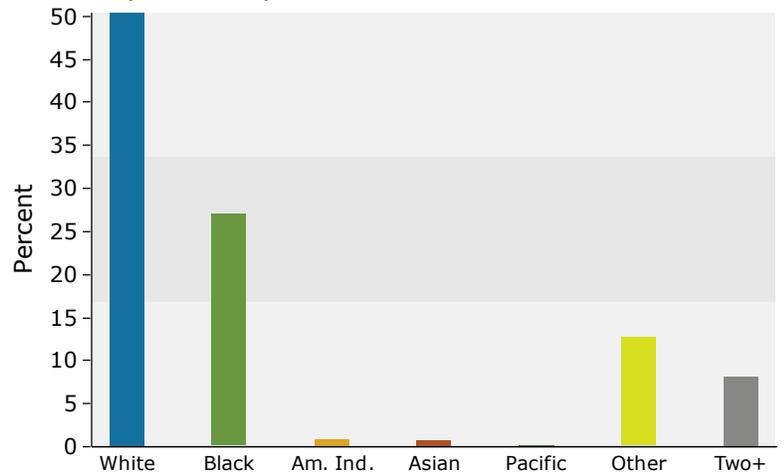
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 18.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Profile

1002 4th Ave SE, Decatur, Alabama, 35601 2  
 1002 4th Ave SE, Decatur, Alabama, 35601  
 Ring Band: 3 - 5 mile radius

Prepared by Esri  
 Latitude: 34.59298  
 Longitude: -86.98251

| Summary                       | Census 2010 | Census 2020 | 2022   | 2027   |
|-------------------------------|-------------|-------------|--------|--------|
| Population                    | 14,490      | 15,107      | 15,153 | 15,126 |
| Households                    | 5,858       | 6,269       | 6,287  | 6,292  |
| Families                      | 4,303       | -           | 4,504  | 4,491  |
| Average Household Size        | 2.47        | 2.41        | 2.41   | 2.40   |
| Owner Occupied Housing Units  | 4,346       | -           | 4,740  | 4,809  |
| Renter Occupied Housing Units | 1,513       | -           | 1,547  | 1,483  |
| Median Age                    | 39.7        | -           | 41.7   | 42.2   |

| Trends: 2022-2027 Annual Rate | Area   | State | National |
|-------------------------------|--------|-------|----------|
| Population                    | -0.04% | 0.21% | 0.25%    |
| Households                    | 0.02%  | 0.28% | 0.31%    |
| Families                      | -0.06% | 0.22% | 0.28%    |
| Owner HHs                     | 0.29%  | 0.47% | 0.53%    |
| Median Household Income       | 3.88%  | 3.18% | 3.12%    |

| Households by Income  | 2022   |         | 2027   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 613    | 9.8%    | 531    | 8.4%    |
| \$15,000 - \$24,999   | 545    | 8.7%    | 467    | 7.4%    |
| \$25,000 - \$34,999   | 516    | 8.2%    | 582    | 9.2%    |
| \$35,000 - \$49,999   | 636    | 10.1%   | 606    | 9.6%    |
| \$50,000 - \$74,999   | 1,116  | 17.8%   | 761    | 12.1%   |
| \$75,000 - \$99,999   | 803    | 12.8%   | 711    | 11.3%   |
| \$100,000 - \$149,999 | 1,321  | 21.0%   | 1,739  | 27.6%   |
| \$150,000 - \$199,999 | 360    | 5.7%    | 457    | 7.3%    |
| \$200,000+            | 375    | 6.0%    | 438    | 7.0%    |

|                          |          |           |
|--------------------------|----------|-----------|
| Median Household Income  | \$66,764 | \$80,748  |
| Average Household Income | \$89,786 | \$102,446 |
| Per Capita Income        | \$37,270 | \$42,686  |

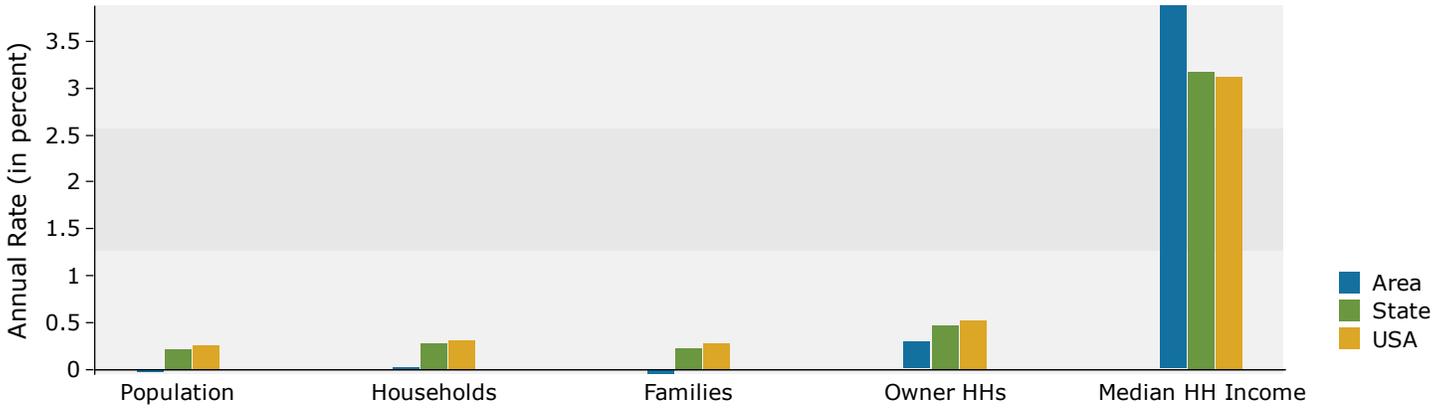
| Population by Age | Census 2010 |         | 2022   |         | 2027   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 897         | 6.2%    | 826    | 5.5%    | 832    | 5.5%    |
| 5 - 9             | 959         | 6.6%    | 875    | 5.8%    | 864    | 5.7%    |
| 10 - 14           | 1,003       | 6.9%    | 936    | 6.2%    | 915    | 6.1%    |
| 15 - 19           | 1,010       | 7.0%    | 872    | 5.8%    | 858    | 5.7%    |
| 20 - 24           | 823         | 5.7%    | 833    | 5.5%    | 764    | 5.1%    |
| 25 - 34           | 1,702       | 11.7%   | 1,962  | 12.9%   | 1,872  | 12.4%   |
| 35 - 44           | 1,938       | 13.4%   | 1,878  | 12.4%   | 2,017  | 13.3%   |
| 45 - 54           | 2,338       | 16.1%   | 1,929  | 12.7%   | 1,780  | 11.8%   |
| 55 - 64           | 1,939       | 13.4%   | 2,194  | 14.5%   | 2,015  | 13.3%   |
| 65 - 74           | 1,188       | 8.2%    | 1,784  | 11.8%   | 1,865  | 12.3%   |
| 75 - 84           | 582         | 4.0%    | 846    | 5.6%    | 1,076  | 7.1%    |
| 85+               | 113         | 0.8%    | 218    | 1.4%    | 265    | 1.8%    |

| Race and Ethnicity         | Census 2010 |         | Census 2020 |         | 2022   |         | 2027   |         |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 11,409      | 78.7%   | 10,417      | 69.0%   | 10,313 | 68.1%   | 10,026 | 66.3%   |
| Black Alone                | 2,070       | 14.3%   | 2,682       | 17.8%   | 2,744  | 18.1%   | 2,837  | 18.8%   |
| American Indian Alone      | 110         | 0.8%    | 79          | 0.5%    | 81     | 0.5%    | 80     | 0.5%    |
| Asian Alone                | 212         | 1.5%    | 221         | 1.5%    | 228    | 1.5%    | 245    | 1.6%    |
| Pacific Islander Alone     | 2           | 0.0%    | 6           | 0.0%    | 6      | 0.0%    | 6      | 0.0%    |
| Some Other Race Alone      | 414         | 2.9%    | 665         | 4.4%    | 691    | 4.6%    | 737    | 4.9%    |
| Two or More Races          | 272         | 1.9%    | 1,038       | 6.9%    | 1,092  | 7.2%    | 1,196  | 7.9%    |
| Hispanic Origin (Any Race) | 737         | 5.1%    | 1,181       | 7.8%    | 1,218  | 8.0%    | 1,268  | 8.4%    |

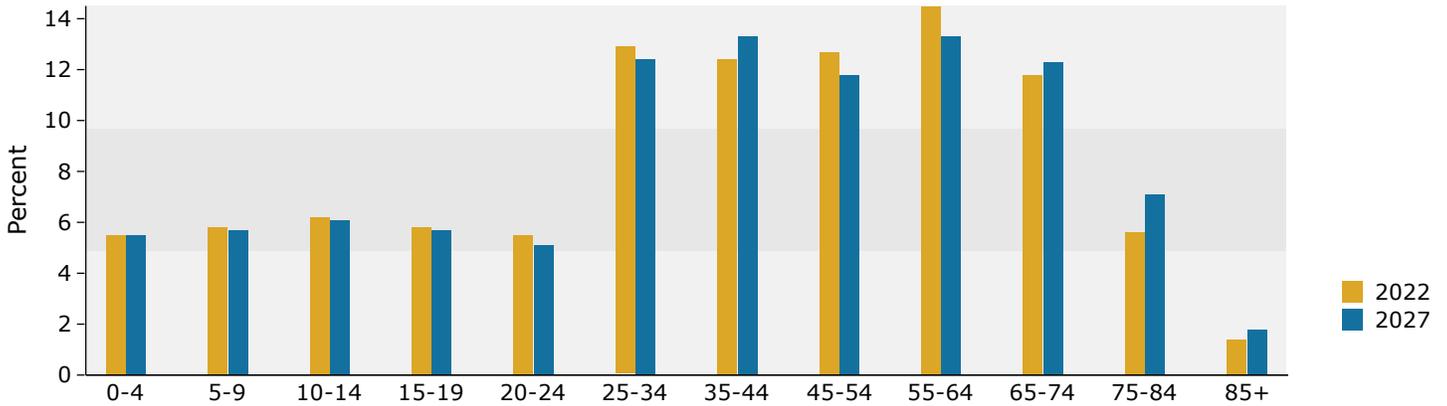
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

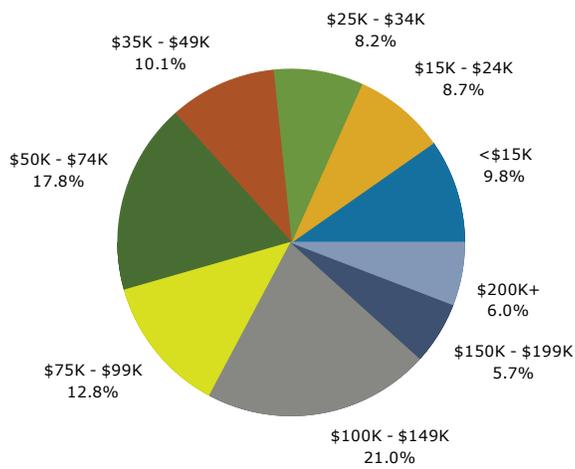
## Trends 2022-2027



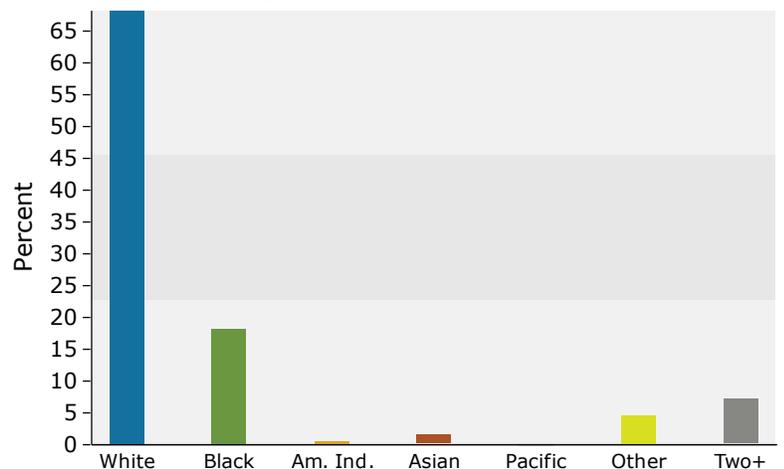
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 8.0%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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**PROFESSIONAL BACKGROUND**

Paula Prestwood joined Gateway Commercial Brokerage in 1994. She lives in Decatur, Alabama.

Clients Include: Lowe's - Archer-Daniels Midland - McDonald's - Burger King - Russell Corporation - Dutch Quality House - Solutia - Clark Properties - Decatur Lamp Company - Holladay Antiques - Maaco

**EDUCATION**

University of Alabama in Huntsville (BS, Business Administration, Cognate: Marketing; Minor, Political Science)

**MEMBERSHIPS**

PRO Real Estate Academy - Pi Sigma Alpha (National Political Science Honor Society) - Habitat for Humanity Board