

1313 PT. MALLARD PKWY
SUITE D
DECATUR, ALABAMA

+/- 1,500 SQ. FT.

OFFICE/RETAIL FOR LEASE



GATEWAY
COMMERCIAL BROKERAGE



For More Information, Please Contact:

Paula Prestwood
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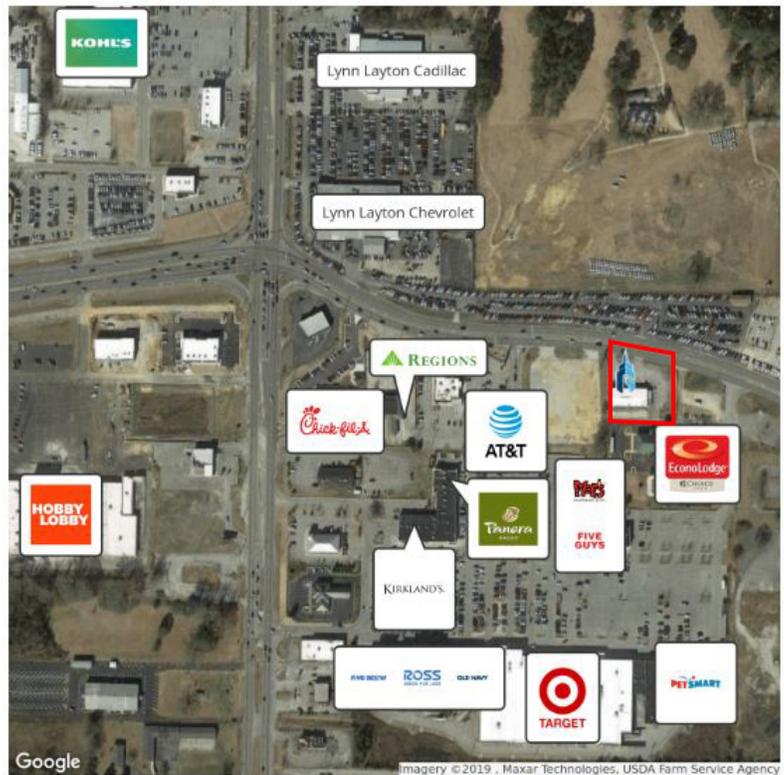
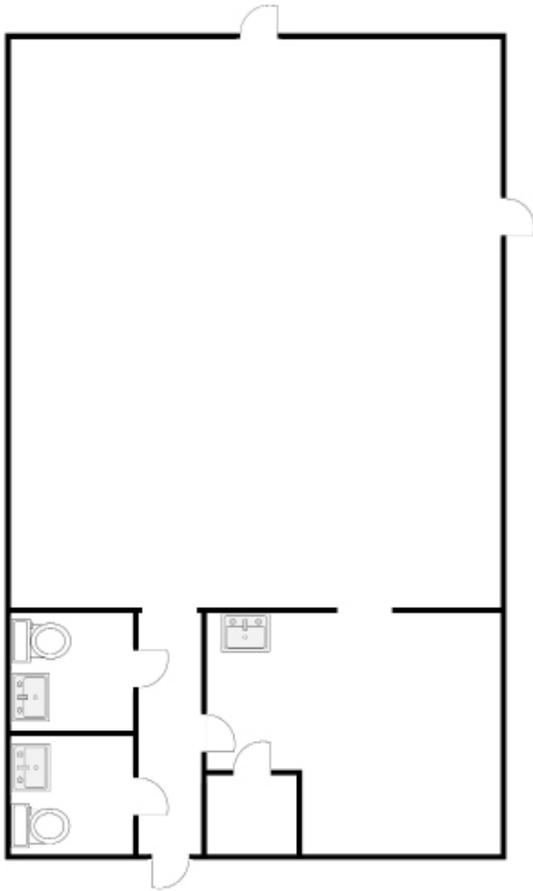
GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
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1313 PT. MALLARD PARKWAY SUITE D

+/- 1,500 SQ. FT. SPACE AVAILABLE

RETAIL/
OFFICE
SPACE



PROPERTY OVERVIEW

This property is a +/- 1,500 square foot space available in this strip center. This would be great for an office, medical, or retail business. There is space for a drive-thru as well on the east side of the building. Zoning allows alcohol sales.

This property is located on Point Mallard Parkway, in front of the Target shopping center, which includes large retail stores like Target, Ross, Petsmart, and Old Navy. It also is near many chain restaurants, such as: Chik-fil-A, Moe's Southwest Grill, Five Guys, Panera, and Longhorn. It is located in a high traffic area next to the second largest traffic intersection in Decatur, Alabama.

SITE FEATURES	
SUITE SIZE	+/- 1,500 sf
ZONING	B-2 (allows alcohol sales)
LEASE PRICE	\$3,000/mo + CAM
CAM	Appx \$1.75 psf
Traffic Count	+/- 26,930 cars per day

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