

VILLAGE PLAZA  
1815 6TH AVENUE  
DECATUR, ALABAMA

+/- 15,000 SQ. FT.  
RETAIL INVESTMENT PROPERTY  
FOR SALE

ACROSS FROM  
GATEWAY SHOPPING  
CENTER



**GATEWAY**  
COMMERCIAL BROKERAGE



For More Information, Please Contact:

**Paula Prestwood**  
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**GATEWAY COMMERCIAL BROKERAGE, INC.**  
300 Market Street, Suite 3  
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# 1815 6TH AVENUE - VILLAGE PLAZA

## 15,000 SQ FT RETAIL INVESTMENT PROPERTY

RETAIL  
INVESTMENT  
PROPERTY

### PROPERTY OVERVIEW

This property is an existing strip center across from Gateway Shopping Center in Decatur, Alabama. Average daily traffic count is +/- 27,778 cars per day. It is a +/- 15,000 square foot building on approximately 1 acre of land. There are nine tenants occupying this space, making this a smart investment property! Owners did \$100,000 in capital repairs in 2019-2020.



Exterior of property freshly painted.

All AC units serviced and repaired and functioning.

Potholes in parking lot scheduled to be repaired and filled.

New PC roof on 75% of building, fascia and interior paint on K-May unit.

Fire suppression system in K-May unit.

New breaker box installed at Bella's Dress Shop

1815	K-May Donuts	+/- 1,300 sf
1815 #1	JV's Jewelry and Pawn	+/- 3,000 sf
1815-A	Bella's Dress Shop	+/- 1,800 sf
1815-B	Capstone Finance	+/- 1,800 sf
1815-C	Boost Mobile	+/- 1,800 sf
1815-D	Comic Shop	+/- 1,800 sf
1815-E	Decatur Finance	+/- 1,500 sf
1815-F	Upgrade Clothing	+/- 1,200 sf
1815-G	Phil Records	+/- 1,200 sf

SITE FEATURES	
BUILDING SIZE	15,000 square feet
LOT SIZE	+/- 1 acre
UTILITIES	Tenant pays all utilities
SALE PRICE	\$1,100,000

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