



# 307 SECOND RETAIL

307 2nd Ave SE  
Decatur, Alabama

PRESENTED BY

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**GATEWAY**  
COMMERCIAL BROKERAGE

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# 307 SECOND RETAIL

307 2nd Ave SE | Decatur, Alabama

Office Space



## PROPERTY OVERVIEW

Prime retail space located beneath 307 Luxury Lofts on bustling 2nd Ave in downtown Decatur. With notable tenants like NARCOG and High Point Market, this space combines modern sophistication with urban accessibility. Enjoy the convenience of being steps away from excellent dining, shopping, and entertainment in the heart of the city.

## DEMOGRAPHICS

### POPULATION

1 Mile 7,857  
3 Mile 41,859  
5 Mile 60,416

### HOUSEHOLDS

1 Mile 3,381  
3 Mile 16,802  
5 Mile 23,936

### HOUSEHOLD INCOME

1 Mile \$59,959 (AVG)  
3 Mile \$68,537 (AVG)  
5 Mile \$71,206 (AVG)

### DAILY TRAFFIC COUNTS

Beltline Road SW	34,512 AADT
6th Avenue SE	25,391 AADT
Point Mallard Pkwy	30,220 AADT



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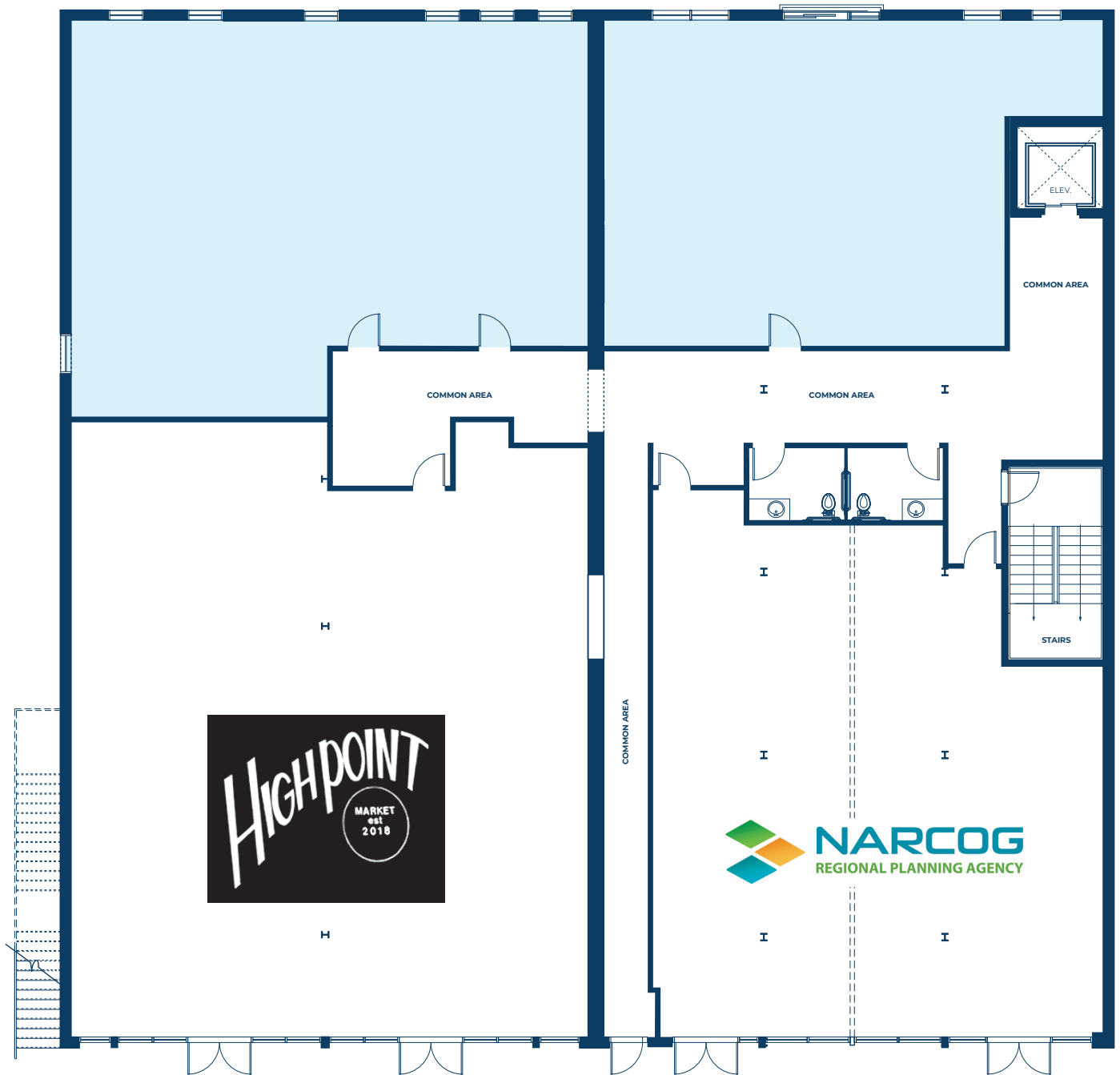
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A	HIGH POINT MARKET	1,050 SF
B	NARCOG	640 SF

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.





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