

1313 PT MALLARD PKWY
a.k.a. Beltline Rd/Hwy 67
DECATUR, ALABAMA

+/- 5,500 SQ. FT.

OFFICE/RETAIL FOR LEASE



GATEWAY
COMMERCIAL BROKERAGE



SUITE D

Size: +/- 1,500 sf
Restaurant space
Can be expanded
Space for drive-thru
\$3,000/mo + CAM

SUITE B

Size: +/- 1,000 sf
Office/Retail/Medical space
\$1,500/mo + CAM

SUITE A

Size: +/- 2,000 sf
Office/Retail/Medical space
Space for drive-thru
\$3,000/mo + CAM

For More Information, Please Contact:

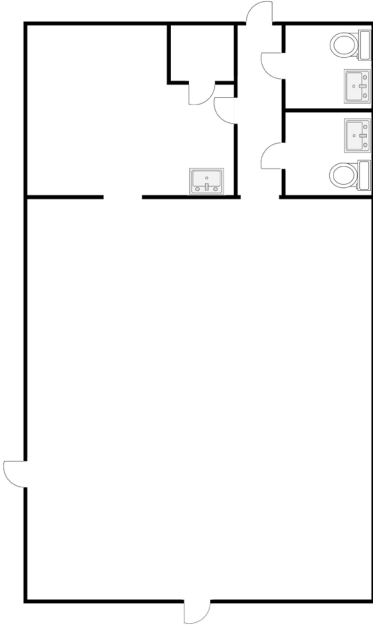
Paula Prestwood
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Listing Agent
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
www.gatewaycommercial.com

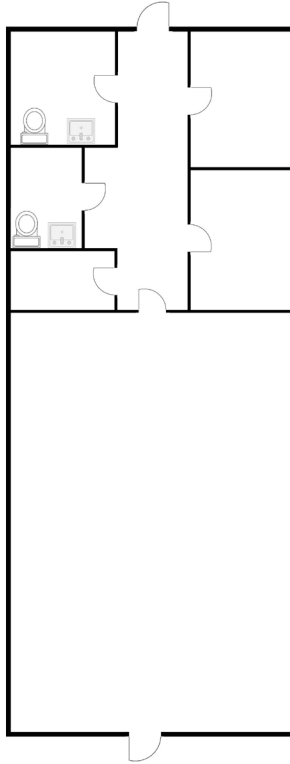
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1313 POINT MALLARD PARKWAY SE a.k.a. Beltline Road/Hwy 67

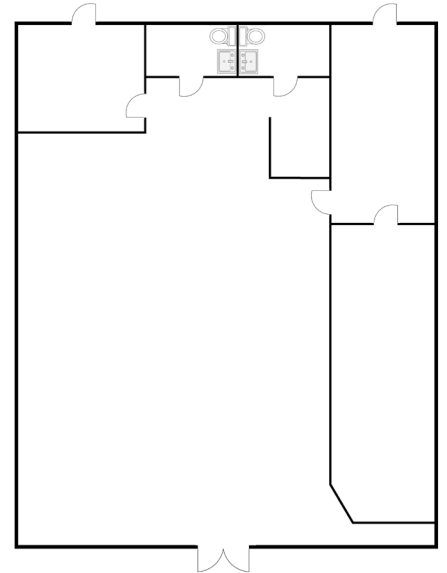
OFFICE/
RETAIL
SPACE



SUITE D FLOORPLAN
+/- 1,500 SF
Restaurant space
Can be expanded



SUITE B FLOORPLAN
+/- 1,000 SF



SUITE A FLOORPLAN
+/- 2,000 SF

PROPERTY OVERVIEW

This property is a +/- 5,500 sf strip center consisting of four units. This property would be great for an office, medical, or retail business. Suite C is currently occupied.

This property is located on Beltline Rd./Hwy 67, 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 | |
|---------------|-------------------------|
| BUILDING SIZE | +/- 5,500 sf |
| ZONING | B-2 |
| TRAFFIC COUNT | +/- 26,930 cars per day |
| CAM | \$1.75 per square foot |

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