



# Office/Retail Space For Lease

1313 Point Mallard Pkwy (Beltline Rd)

Decatur, Alabama

PRESENTED BY

**PAULA PRESTWOOD**

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**GATEWAY**  
COMMERCIAL BROKERAGE

# OFFICE SPACE FOR LEASE

1313 Point Mallard Pkwy (Beltline Rd), Ste B - Decatur, AL



## PROPERTY OVERVIEW

Great for an office, medical, or retail business, this property is located on Point Mallard Parkway (Beltline Rd), 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: Chick-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.

LEASE FEATURES	
PRICE	\$1,500/mo GROSS
SUITE SIZES	+/- 1,000
UTILITIES	All utilities available
ZONING	B-2 (General Business)*

\*B-2 Zoning Specifications: Pawnshop Act, and/or Dealers in Gold or Precious Items Act located on the same legal lot duly approved by the City of Decatur and in conformance with the Subdivision Regulations as amended. Any retail or wholesale business or service not specifically restricted or prohibited; and places of amusement and assembly. Uses permitted on appeal: Dry cleaners and laundries; and manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein; major automobile repairs. Any use permitted or permitted on appeal in the R-4, Residential District, and subject to all district requirements of an R-4 District as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable. Uses prohibited: Stockyard; live animal or poultry sales; coal yards; lumber yards or mills; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons, grist or flour mills; ice plants; junk, scrap paper, rag, storage or bailing, stone or monument works.

For More Information, Please Contact:

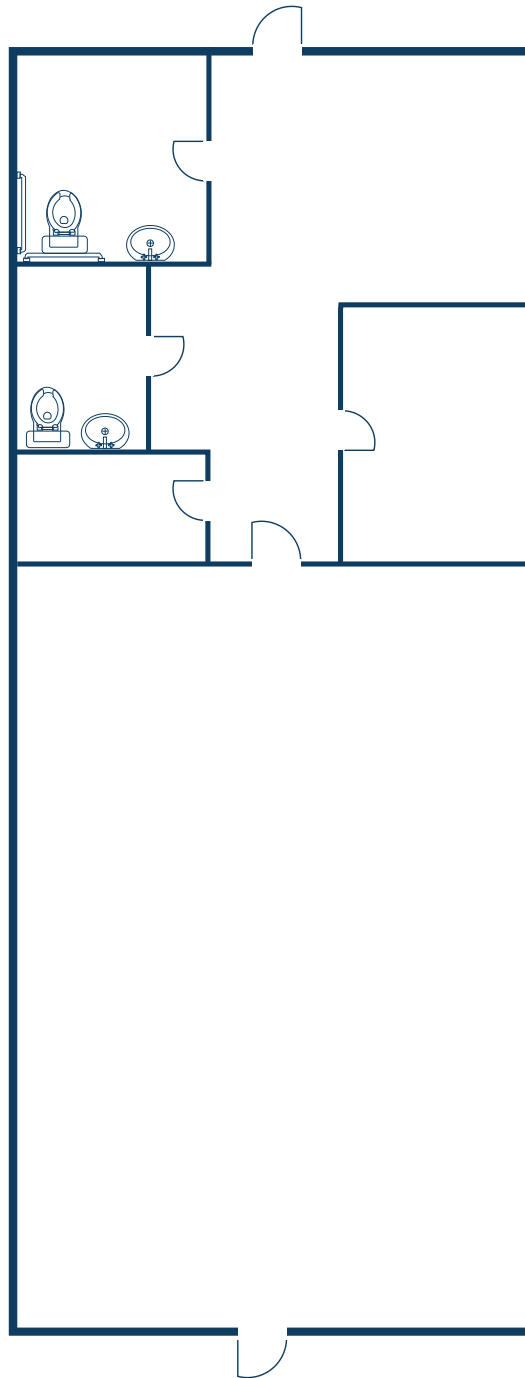
**Paula Prestwood**  
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**GATEWAY COMMERCIAL BROKERAGE, INC.**  
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(256) 355-0721  
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# FLOOR PLAN - SUITE B

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